

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

2/21 Dudley Street, Mitcham Vic 3132

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$850,000 & \$900,000

Median sale price

Median price \$857,000

Property Type Unit

Suburb Mitcham

Period - From 01/07/2025

to 30/06/2026

Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	1/32 Brunswick Rd MITCHAM 3132	\$860,000	08/07/2026
2	1/30 Warnes Rd MITCHAM 3132	\$940,000	09/05/2026
3	6 Delhi St MITCHAM 3132	\$873,000	24/04/2026

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

20/07/2026 08:20

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Indicative Selling Price

\$850,000 - \$900,000

Median Unit Price

Year ending June 2026: \$857,000



3 2 1

Property Type: Townhouse

Land Size: 160 sqm approx

Agent Comments

Comparable Properties



1/32 Brunswick Rd MITCHAM 3132 (REI)

Agent Comments

3 2 1

Price: \$860,000

Method: Private Sale

Date: 08/07/2026

Property Type: Townhouse (Res)

Land Size: 314 sqm approx



1/30 Warnes Rd MITCHAM 3132 (REI/VG)

Agent Comments

3 2 2

Price: \$940,000

Method: Auction Sale

Date: 09/05/2026

Rooms: 7

Property Type: Townhouse (Res)

Land Size: 267 sqm approx



6 Delhi St MITCHAM 3132 (REI)

Agent Comments

2 2 1

Price: \$873,000

Method: Private Sale

Date: 24/04/2026

Property Type: Townhouse (Single)

Land Size: 186 sqm approx

Account - Jellis Craig | P: (03) 9908 5700