

# 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

2/4 Milne Street, Mitcham Vic 3132

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,100,000 & \$1,200,000

### Median sale price

Median price \$820,900 Property Type Unit Suburb Mitcham

Period - From 01/01/2024 to 31/03/2024 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	10 Newman Rd NUNAWADING 3131	\$1,200,000	02/03/2024
2	6/38 Diosma Cr NUNAWADING 3131	\$1,140,000	31/01/2024
3	1d Alern Ct NUNAWADING 3131	\$1,015,000	13/04/2024

**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:

29/04/2024 16:33



 3
  3
  1

**Property Type:** Unit  
**Land Size:** 171 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,100,000 - \$1,200,000  
**Median Unit Price**  
 March quarter 2024: \$820,900

## Comparable Properties



10 Newman Rd NUNAWADING 3131 (REI/VG) Agent Comments

 3
  2
  2

**Price:** \$1,200,000  
**Method:** Auction Sale  
**Date:** 02/03/2024  
**Property Type:** House (Res)



6/38 Diosma Cr NUNAWADING 3131 (REI/VG) Agent Comments

 3
  2
  2

**Price:** \$1,140,000  
**Method:** Private Sale  
**Date:** 31/01/2024  
**Property Type:** Townhouse (Res)  
**Land Size:** 201 sqm approx



1d Alern Ct NUNAWADING 3131 (REI) Agent Comments

 3
  2
  2

**Price:** \$1,015,000  
**Method:** Auction Sale  
**Date:** 13/04/2024  
**Property Type:** Townhouse (Res)  
**Land Size:** 176 sqm approx

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