

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

2/42 Owen Street, Mitcham Vic 3132

Indicative selling price

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

Range between \$900,000

&

\$990,000

Median sale price

Median price \$999,000

Property Type Townhouse

Suburb Mitcham

Period - From 27/07/2025

to

26/07/2026

Source Property Data

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	75 Creek Rd MITCHAM 3132	\$970,000	23/07/2026
2	28 Barkly Tce MITCHAM 3132	\$865,000	05/06/2026
3	2/24 Orient Av MITCHAM 3132	\$940,000	07/05/2026

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:

27/07/2026 12:13

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Indicative Selling Price

\$900,000 - \$990,000

Median Townhouse Price

27/07/2025 - 26/07/2026: \$999,000



3 2 2

Property Type: House

Agent Comments

Comparable Properties



75 Creek Rd MITCHAM 3132 (REI)

Agent Comments

2 2 2

Price: \$970,000

Method: Sold Before Auction

Date: 23/07/2026

Property Type: House



28 Barkly Tce MITCHAM 3132 (REI/VG)

Agent Comments

4 2 1

Price: \$865,000

Method: Private Sale

Date: 05/06/2026

Property Type: House (Res)

Land Size: 259 sqm approx



2/24 Orient Av MITCHAM 3132 (REI/VG)

Agent Comments

3 2 2

Price: \$940,000

Method: Private Sale

Date: 07/05/2026

Property Type: Unit

Land Size: 326 sqm approx

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