

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

2/503 MITCHAM ROAD MITCHAM VIC 3132

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$740,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$876,500

Property type

Unit

Suburb

Mitcham

Period-from

01 Jul 2025

to

30 Jun 2026

Source

Cotality

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 6 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

3/3 HALLS PARADE MITCHAM VIC 3132	\$765,000	28-Apr-26
27 PURCHES STREET MITCHAM VIC 3132	\$770,000	19-Apr-26
3/606 MITCHAM ROAD MITCHAM VIC 3132	\$750,000	23-Jul-25

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 6 months.~~

This Statement of Information was prepared on: 28 July 2026


3/3 HALLS PARADE MITCHAM VIC 3132

Sold Price

\$765,000

Sold Date

28-Apr-26


Distance

0.48km

27 PURCHES STREET MITCHAM VIC 3132

Sold Price

\$770,000

Sold Date

19-Apr-26


Distance

1.5km

3/606 MITCHAM ROAD MITCHAM VIC 3132

Sold Price

\$750,000

Sold Date

23-Jul-25


Distance

0.11km
RS = Recent sale

UN = Undisclosed Sale

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