

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 Irene Crescent, 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 \$1,250,000 Property Type House Suburb Mitcham

Period - From 01/01/2026 to 31/03/2026 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 Edgerton Rd MITCHAM 3132	\$1,040,000	11/03/2026
2	4 Calcutta St MITCHAM 3132	\$920,000	08/02/2026
3	21 Cochrane St MITCHAM 3132	\$992,000	06/11/2025

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:

01/05/2026 10:26

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Indicative Selling Price

\$900,000 - \$990,000

Median House Price

March quarter 2026: \$1,250,000



3 1 1

Property Type: House

Land Size: 584 sqm approx

Agent Comments

Comparable Properties



1 Edgerton Rd MITCHAM 3132 (REI/VG)

Agent Comments

3 2 1

Price: \$1,040,000

Method: Private Sale

Date: 11/03/2026

Property Type: House (Res)

Land Size: 593 sqm approx



4 Calcutta St MITCHAM 3132 (VG)

Agent Comments

3 - -

Price: \$920,000

Method: Sale

Date: 08/02/2026

Property Type: House (Res)

Land Size: 570 sqm approx



21 Cochrane St MITCHAM 3132 (REI/VG)

Agent Comments

3 1 1

Price: \$992,000

Method: Private Sale

Date: 06/11/2025

Property Type: House

Land Size: 593 sqm approx

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