

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

21 Mcdowall Street, Mitcham Vic 3132

Indicative selling price

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

Range between \$850,000 & \$930,000

Median sale price

Median price \$1,270,000 Property Type House Suburb Mitcham

Period - From 01/04/2026 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	8 Rye St MITCHAM 3132	\$941,000	15/08/2026
2	2 Irene Cr MITCHAM 3132	\$960,000	17/07/2026
3	28 Barkly Tce MITCHAM 3132	\$865,000	05/06/2026

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:

15/09/2026 12:46



3 1 1

Property Type: House

Land Size: 449 sqm approx

Agent Comments

Comparable Properties



8 Rye St MITCHAM 3132 (REI)

Agent Comments

3 1 2

Price: \$941,000

Method: Auction Sale

Date: 15/08/2026

Property Type: House (Res)

Land Size: 410 sqm approx



2 Irene Cr MITCHAM 3132 (REI)

Agent Comments

3 1 1

Price: \$960,000

Method: Private Sale

Date: 17/07/2026

Property Type: House

Land Size: 584 sqm approx



28 Barkly Tce MITCHAM 3132 (REI)

Agent Comments

4 2 1

Price: \$865,000

Method: Private Sale

Date: 05/06/2026

Property Type: House (Res)

Land Size: 259 sqm approx