

# 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

25 Burnett 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 \$1,550,000 & \$1,690,000

### Median sale price

Median price \$1,200,000 Property Type House Suburb Mitcham

Period - From 01/10/2022 to 30/09/2023 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	39 Creek Rd MITCHAM 3132	\$1,655,000	11/11/2023
2	267 Mitcham Rd MITCHAM 3132	\$1,620,000	26/07/2023
3	269 Mitcham Rd MITCHAM 3132	\$1,502,000	02/08/2023

**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: 16/11/2023 17:13



4   2   2

**Property Type:** House  
**Land Size:** 701.8 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,550,000 - \$1,690,000  
**Median House Price**  
Year ending September 2023: \$1,200,000

## Comparable Properties



**39 Creek Rd MITCHAM 3132 (REI)**

**Agent Comments**

4   2   2

**Price:** \$1,655,000  
**Method:** Auction Sale  
**Date:** 11/11/2023  
**Property Type:** House (Res)  
**Land Size:** 643 sqm approx



**267 Mitcham Rd MITCHAM 3132 (REI)**

**Agent Comments**

3   1   9

**Price:** \$1,620,000  
**Method:** Private Sale  
**Date:** 26/07/2023  
**Property Type:** House  
**Land Size:** 618 sqm approx



**269 Mitcham Rd MITCHAM 3132 (REI/VG)**

**Agent Comments**

3   2   3

**Price:** \$1,502,000  
**Method:** Private Sale  
**Date:** 02/08/2023  
**Property Type:** House  
**Land Size:** 652 sqm approx