

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

27 Cobham Road, Mitcham Vic 3132

Indicative selling price

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

Range between \$950,000

&

\$1,045,000

Median sale price

Median price \$1,257,500

Property Type House

Suburb Mitcham

Period - From 01/07/2025

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	32 Haines St MITCHAM 3132	\$1,120,000	12/08/2026
3	4 Cobham Rd MITCHAM 3132	\$1,050,000	13/05/2026

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:

18/09/2026 12:49

Miranda Bailey

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Indicative Selling Price

\$950,000 - \$1,045,000

Median House Price

Year ending June 2026: \$1,257,500



3 2 2

Property Type: House

Land Size: 450 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



32 Haines St MITCHAM 3132 (REI)

Agent Comments

2 1 2

Price: \$1,120,000

Method: Private Sale

Date: 12/08/2026

Property Type: House (Res)

Land Size: 557 sqm approx



4 Cobham Rd MITCHAM 3132 (REI)

Agent Comments

- - -

Price: \$1,050,000

Method: Sold Before Auction

Date: 13/05/2026

Property Type: Land (Res)

Land Size: 1045 sqm approx

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