

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

3/23 Mcghee Avenue, Mitcham Vic 3132

Indicative selling price

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

Range between \$680,000

&

\$748,000

Median sale price

Median price \$810,000

Property Type Unit

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	1/4 Quarry Rd MITCHAM 3132	\$712,500	23/08/2026
2	1/5 Tarrangower Av MITCHAM 3132	\$680,000	08/08/2026
3	4/7 Doncaster East Rd MITCHAM 3132	\$739,000	22/04/2026

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:

03/09/2026 11:03



2 1 1

Property Type: Unit
Agent Comments

Indicative Selling Price
\$680,000 - \$748,000
Median Unit Price
June quarter 2026: \$810,000

Comparable Properties



1/4 Quarry Rd MITCHAM 3132 (REI)

Agent Comments

2 1 1

Price: \$712,500
Method: Private Sale
Date: 23/08/2026
Property Type: Unit
Land Size: 264 sqm approx



1/5 Tarrangower Av MITCHAM 3132 (REI)

Agent Comments

2 1 2

Price: \$680,000
Method: Auction Sale
Date: 08/08/2026
Property Type: Unit
Land Size: 276 sqm approx



4/7 Doncaster East Rd MITCHAM 3132 (REI/VG)

Agent Comments

2 1 2

Price: \$739,000
Method: Private Sale
Date: 22/04/2026
Property Type: Unit
Land Size: 263 sqm approx

Account - McGrath Box Hill | P: 03 8843 0200