

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 Longleaf Grove, 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 \$884,000 Property Type Unit Suburb Mitcham

Period - From 01/10/2025 to 31/12/2025 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	7/198-208 Springvale Rd NUNAWADING 3131	\$935,000	19/03/2026
2	3/64 Carween Av MITCHAM 3132	\$915,000	06/12/2025
3	5/43-45 Mcdowall St MITCHAM 3132	\$862,000	18/11/2025

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:

07/04/2026 13:27

Miranda Bailey
9908 5700
0431 535 009

mirandabailey@jellisrcraig.com.au

Indicative Selling Price

\$900,000 - \$990,000

Median Unit Price

December quarter 2025: \$884,000



3 2 1

Rooms: 6

Property Type: House

Land Size: 170 sqm approx

Agent Comments

Comparable Properties



7/198-208 Springvale Rd NUNAWADING 3131 (REI)

Agent Comments

3 2 1

Price: \$935,000

Method: Sold Before Auction

Date: 19/03/2026

Property Type: Townhouse (Res)

Land Size: 244 sqm approx



3/64 Carween Av MITCHAM 3132 (REI/VG)

Agent Comments

3 2 2

Price: \$915,000

Method: Auction Sale

Date: 06/12/2025

Property Type: Townhouse (Res)

Land Size: 191 sqm approx



5/43-45 Mcdowall St MITCHAM 3132 (REI)

Agent Comments

3 1 2

Price: \$862,000

Method: Private Sale

Date: 18/11/2025

Property Type: Townhouse (Single)

Land Size: 178 sqm approx

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



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