

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

435 Springfield Road, 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

\$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	2 Windouran Dr MITCHAM 3132	\$1,005,000	14/05/2026
2	7 Renfrew St BLACKBURN NORTH 3130	\$940,000	09/05/2026
3	413 Springfield Rd MITCHAM 3132	\$995,000	28/03/2026

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:

03/08/2026 13:40

Daniel Broadbent
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Indicative Selling Price

\$900,000 - \$990,000

Median House Price

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



3 1 1

Property Type: House

Land Size: 621 sqm approx

Agent Comments

Comparable Properties



2 Windouran Dr MITCHAM 3132 (REI/VG)

Agent Comments

3 2 2

Price: \$1,005,000

Method: Private Sale

Date: 14/05/2026

Property Type: House (Res)

Land Size: 615 sqm approx



7 Renfrew St BLACKBURN NORTH 3130 (REI)

Agent Comments

3 1 1

Price: \$940,000

Method: Auction Sale

Date: 09/05/2026

Property Type: House (Res)

Land Size: 531 sqm approx



413 Springfield Rd MITCHAM 3132 (REI/VG)

Agent Comments

3 1 2

Price: \$995,000

Method: Auction Sale

Date: 28/03/2026

Property Type: House (Res)

Land Size: 612 sqm approx

Account - Jellis Craig | P: 03 9870 6211