

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

6 Dalmor Avenue, Mitcham Vic 3132

Indicative selling price

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

Range between \$1,050,000

&

\$1,110,000

Median sale price

Median price \$1,250,000

Property Type House

Suburb Mitcham

Period - From 20/07/2025

to

19/07/2026

Source

Property Data

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	52 Efron St NUNAWADING 3131	\$1,095,000	26/03/2026
2	1 Edgerton Rd MITCHAM 3132	\$1,040,000	11/03/2026
3	3 Oxford St NUNAWADING 3131	\$1,090,000	05/03/2026

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:

20/07/2026 13:33



 3  1  2

Property Type: House (Res)

Agent Comments

Comparable Properties



52 Efron St NUNAWADING 3131 (REI/VG)

Agent Comments

 3  1  2

Price: \$1,095,000

Method: Private Sale

Date: 26/03/2026

Property Type: House

Land Size: 638 sqm approx



1 Edgerton Rd MITCHAM 3132 (REI/VG)

Agent Comments

 3  2  1

Price: \$1,040,000

Method: Private Sale

Date: 11/03/2026

Property Type: House (Res)

Land Size: 593 sqm approx



3 Oxford St NUNAWADING 3131 (REI/VG)

Agent Comments

 3  1  2

Price: \$1,090,000

Method: Private Sale

Date: 05/03/2026

Property Type: House

Land Size: 673 sqm approx