

# 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

7 Chasta Crescent, Mitcham Vic 3132

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,100,000

&

\$1,200,000

### Median sale price

Median price \$1,200,000

Property Type House

Suburb Mitcham

Period - From 01/01/2025

to 31/03/2025

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	5 Hodgson St MITCHAM 3132	\$1,151,000	05/04/2025
2	23a Glenburnie Rd MITCHAM 3132	\$1,190,000	15/03/2025
3	30 Nara Rd MITCHAM 3132	\$960,000	03/12/2024

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:

23/05/2025 10:52

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 4  2  3

**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 648 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,100,000 - \$1,200,000  
**Median House Price**  
March quarter 2025: \$1,200,000

## Comparable Properties



**5 Hodgson St MITCHAM 3132 (REI)**

**Agent Comments**

 4  1  2

**Price:** \$1,151,000  
**Method:** Private Sale  
**Date:** 05/04/2025  
**Property Type:** House  
**Land Size:** 613 sqm approx



**23a Glenburnie Rd MITCHAM 3132 (REI/VG)**

**Agent Comments**

 4  2  2

**Price:** \$1,190,000  
**Method:** Auction Sale  
**Date:** 15/03/2025  
**Property Type:** House (Res)  
**Land Size:** 640 sqm approx



**30 Nara Rd MITCHAM 3132 (REI/VG)**

**Agent Comments**

 4  2  2

**Price:** \$960,000  
**Method:** Sold Before Auction  
**Date:** 03/12/2024  
**Property Type:** House (Res)  
**Land Size:** 762 sqm approx

**Account - Barry Plant** | P: 03 9842 8888