

# 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 Woodlands Grove, 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 \$850,000 & \$930,000

### Median sale price

Median price \$982,000 Property Type Townhouse Suburb Mitcham

Period - From 04/09/2025 to 03/09/2026 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                              | 11 Madison Blvd MITCHAM 3132   | \$975,000 | 22/07/2026   |
| 2                              | 1/32 Brunswick Rd MITCHAM 3132 | \$860,000 | 08/07/2026   |
| 3                              | 6 Delhi St MITCHAM 3132        | \$873,000 | 24/04/2026   |

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:

04/09/2026 16:05

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3 2 1

**Property Type:** Townhouse  
**Land Size:** 174 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$850,000 - \$930,000  
**Median Townhouse Price**  
04/09/2025 - 03/09/2026: \$982,000

## Comparable Properties



**11 Madison Blvd MITCHAM 3132 (REI)**

**Agent Comments**

3 2 2

**Price:** \$975,000  
**Method:** Private Sale  
**Date:** 22/07/2026  
**Property Type:** House (Res)  
**Land Size:** 240 sqm approx



**1/32 Brunswick Rd MITCHAM 3132 (REI)**

**Agent Comments**

3 2 1

**Price:** \$860,000  
**Method:** Private Sale  
**Date:** 08/07/2026  
**Property Type:** Townhouse (Res)  
**Land Size:** 314 sqm approx



**6 Delhi St MITCHAM 3132 (REI/VG)**

**Agent Comments**

2 2 1

**Price:** \$873,000  
**Method:** Private Sale  
**Date:** 24/04/2026  
**Property Type:** Townhouse (Single)  
**Land Size:** 186 sqm approx

**Account - Jellis Craig** | P: 03 9725 0000 | F: 03 9725 7354



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