

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

8 Panel Street, Mitcham Vic 3132

Indicative selling price

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

Range between \$1,150,000

&

\$1,250,000

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	52 Purches St MITCHAM 3132	\$1,280,000	04/06/2026
2	2 Norman St MITCHAM 3132	\$1,150,000	18/03/2026
3	2 Ian Cr MITCHAM 3132	\$1,162,000	21/02/2026

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:

29/07/2026 15:32

Miranda Bailey

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Indicative Selling Price

\$1,150,000 - \$1,250,000

Median House Price

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



4 2 2

Property Type: House

Land Size: 868 sqm approx

Agent Comments

Comparable Properties



52 Purches St MITCHAM 3132 (REI)

Agent Comments

5 2 2

Price: \$1,280,000

Method: Private Sale

Date: 04/06/2026

Property Type: House (Res)

Land Size: 857 sqm approx



2 Norman St MITCHAM 3132 (REI)

Agent Comments

4 2 4

Price: \$1,150,000

Method: Private Sale

Date: 18/03/2026

Rooms: 10

Property Type: House (Res)

Land Size: 843 sqm approx



2 Ian Cr MITCHAM 3132 (REI/VG)

Agent Comments

4 2 2

Price: \$1,162,000

Method: Private Sale

Date: 21/02/2026

Property Type: House

Land Size: 1020 sqm approx

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