

# 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

2a Price Street, 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 \$1,243,500 Property Type House Suburb Mitcham

Period - From 20/04/2025 to 19/04/2026 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	10 Walwa St MITCHAM 3132	\$1,230,000	18/04/2026
2	2 Norman St MITCHAM 3132	\$1,150,000	18/03/2026
3	16 Munro St MITCHAM 3132	\$1,101,000	28/02/2026

**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:

20/04/2026 11:24



3   1   2

**Property Type:** House  
**Land Size:** 652 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,100,000 - \$1,200,000

**Median House Price**

20/04/2025 - 19/04/2026: \$1,243,500

## Comparable Properties



**10 Walwa St MITCHAM 3132 (REI)**

Agent Comments

4   2   2

**Price:** \$1,230,000

**Method:** Auction Sale

**Date:** 18/04/2026

**Property Type:** House (Res)

**Land Size:** 705 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



**16 Munro St MITCHAM 3132 (REI)**

Agent Comments

3   1   3

**Price:** \$1,101,000

**Method:** Auction Sale

**Date:** 28/02/2026

**Property Type:** House (Res)

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