

# 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

1/30 Warnes Road, 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

\$1,000,000

&

\$1,100,000

### Median sale price

Median price

\$842,000

Property Type

Unit

Suburb

Mitcham

Period - From

08/10/2025

to

07/04/2026

Source

pdol

### 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 agents representative considers to be most comparable to the property for sale

| Address of comparable property | Price       | Date of sale |
|--------------------------------|-------------|--------------|
| 9/5-7 Casella St, Mitcham Vic  | \$1,100,000 | 21/11/2025   |
| 1/11 Hopetoun St, Mitcham Vic  | \$1,120,000 | 28/02/2026   |
| 1/7 Sturdee Rd, Donvale Vic    | \$1,000,000 | 17/03/2026   |

This Statement of Information was prepared on:

08/04/2026