

# 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

3/3 Halls Parade, 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 \$700,000 & \$770,000

### Median sale price

Median price \$842,000 Property Type Unit Suburb Mitcham

Period - From 01/04/2025 to 31/03/2026 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	2/1 Rupert St MITCHAM 3132	\$728,000	01/11/2025
2	2/68 Mount Pleasant Rd NUNAWADING 3131	\$757,000	28/03/2026
3	3/26 Forster St MITCHAM 3132	\$797,000	21/03/2026

**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:

13/04/2026 11:55

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**Indicative Selling Price**

\$700,000 - \$770,000

**Median Unit Price**

Year ending March 2026: \$842,000



2 1 2

**Property Type:** Unit

**Agent Comments**

## Comparable Properties



**2/1 Rupert St MITCHAM 3132 (REI/VG)**

**Agent Comments**

2 1 2

**Price:** \$728,000

**Method:** Auction Sale

**Date:** 01/11/2025

**Property Type:** Unit



**2/68 Mount Pleasant Rd NUNAWADING 3131 (REI)**

**Agent Comments**

2 1 1

**Price:** \$757,000

**Method:** Auction Sale

**Date:** 28/03/2026

**Property Type:** Townhouse (Res)

**Land Size:** 127 sqm approx



**3/26 Forster St MITCHAM 3132 (REI)**

**Agent Comments**

2 1 1

**Price:** \$797,000

**Method:** Auction Sale

**Date:** 21/03/2026

**Rooms:** 3

**Property Type:** Unit

**Land Size:** 352 sqm approx

**Account - Jellis Craig | P: 03 8841 4888**