

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

1/13 Rotherwood Avenue, Mitcham Vic 3132

Indicative selling price

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

Range between \$700,000 & \$770,000

Median sale price

Median price \$884,000 Property Type Unit Suburb Mitcham

Period - From 01/10/2025 to 31/12/2025 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 | 1/40 Lindsay Av NUNAWADING 3131 | \$785,000 | 21/03/2026 |
| 2 | 2/25 Wooddale Gr DONVALE 3111 | \$757,000 | 28/02/2026 |
| 3 | 5/42 Grant Cr RINGWOOD 3134 | \$767,000 | 05/01/2026 |

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:

01/04/2026 11:59

Brenton Linmeiers
9840 1111
0412 791 546

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Indicative Selling Price

\$700,000 - \$770,000

Median Unit Price

December quarter 2025: \$884,000



Rooms: 4

Property Type: Unit

Land Size: 210 sqm approx

Agent Comments

Comparable Properties



1/40 Lindsay Av NUNAWADING 3131 (REI)

Agent Comments



Price: \$785,000

Method: Auction Sale

Date: 21/03/2026

Property Type: Unit

Land Size: 274 sqm approx



2/25 Wooddale Gr DONVALE 3111 (REI)

Agent Comments



Price: \$757,000

Method: Auction Sale

Date: 28/02/2026

Property Type: Unit

Land Size: 176 sqm approx

5/42 Grant Cr RINGWOOD 3134 (VG)

Agent Comments



Price: \$767,000

Method: Sale

Date: 05/01/2026

Property Type: Land

Land Size: 625 sqm approx

Account - Marshall White | P: 03 9822 9999



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