

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

4/43-45 MCDOWALL STREET MITCHAM VIC 3132

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$750,000

&

\$825,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$843,500

Property type

Unit

Suburb

Mitcham

Period-from

01 Feb 2025

to

31 Jan 2026

Source

Cotality

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 6 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

5/43-45 MCDOWALL STREET MITCHAM VIC 3132	\$862,000	18-Nov-25
4/1 WOODDALE GROVE MITCHAM VIC 3132	\$820,000	12-Nov-25
21 RONALD STREET MITCHAM VIC 3132	\$755,000	15-Nov-25

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 6 months.~~

This Statement of Information was prepared on: 26 February 2026



**5/43-45 MCDOWALL STREET
MITCHAM VIC 3132**

3 1 2

Sold Price

\$862,000

Sold Date

18-Nov-25

Distance

0km



**4/1 WOODDALE GROVE MITCHAM
VIC 3132**

3 1 1

Sold Price

\$820,000

Sold Date

12-Nov-25

Distance

0.95km



**21 RONALD STREET MITCHAM VIC
3132**

3 1 3

Sold Price

\$755,000

Sold Date

15-Nov-25

Distance

1.3km

RS = Recent sale

UN = Undisclosed Sale

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