

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

1/17 Quarry Road, Mitcham Vic 3132

Indicative selling price

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

Single price \$895,000

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	4/565 Whitehorse Rd MITCHAM 3132	\$810,000	14/02/2026
2	1/16 Harrison St MITCHAM 3132	\$884,000	13/12/2025
3	3/19 Quarry Rd MITCHAM 3132	\$950,000	06/09/2025

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:

04/03/2026 15:49

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Indicative Selling Price

\$895,000

Median Unit Price

December quarter 2025: \$884,000



2 1 2

Property Type: Unit

Land Size: 294 sqm approx

Agent Comments

Comparable Properties



4/565 Whitehorse Rd MITCHAM 3132 (REI)

Agent Comments

2 1 1

Price: \$810,000

Method: Auction Sale

Date: 14/02/2026

Rooms: 3

Property Type: Unit

Land Size: 176 sqm approx



1/16 Harrison St MITCHAM 3132 (REI/VG)

Agent Comments

2 1 1

Price: \$884,000

Method: Auction Sale

Date: 13/12/2025

Property Type: Unit

Land Size: 174 sqm approx



3/19 Quarry Rd MITCHAM 3132 (REI/VG)

Agent Comments

3 2 2

Price: \$950,000

Method: Auction Sale

Date: 06/09/2025

Property Type: Unit

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