

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

15 Alwyn Street, Mitcham Vic 3132

Indicative selling price

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

Range between \$1,700,000 & \$1,800,000

Median sale price

Median price \$1,245,000 Property Type House Suburb Mitcham

Period - From 01/01/2025 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	17 Glenburnie Rd MITCHAM 3132	\$1,738,000	14/02/2026
2	68 Rosstrevor Cr MITCHAM 3132	\$1,795,000	20/09/2025
3	27 Reserve Av MITCHAM 3132	\$1,800,000	23/08/2025

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: 18/02/2026 18:00

Miranda Bailey
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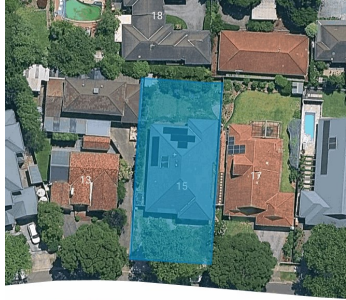
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Indicative Selling Price

\$1,700,000 - \$1,800,000

Median House Price

Year ending December 2025: \$1,245,000



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Rooms: 6

Property Type: House (Res)

Land Size: 746 sqm approx

Agent Comments

Comparable Properties



17 Glenburnie Rd MITCHAM 3132 (REI)

Agent Comments



Price: \$1,738,000

Method: Auction Sale

Date: 14/02/2026

Property Type: House (Res)

Land Size: 555 sqm approx



68 Rosstrevor Cr MITCHAM 3132 (REI/VG)

Agent Comments



Price: \$1,795,000

Method: Auction Sale

Date: 20/09/2025

Property Type: House (Res)

Land Size: 714 sqm approx



27 Reserve Av MITCHAM 3132 (REI/VG)

Agent Comments



Price: \$1,800,000

Method: Auction Sale

Date: 23/08/2025

Property Type: House (Res)

Land Size: 646 sqm approx

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