

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 Edgerton Road, Mitcham Vic 3132

Indicative selling price

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

Single price \$1,060,000

Median sale price

Median price \$1,250,000

Property Type House

Suburb Mitcham

Period - From 03/03/2025

to 02/03/2026

Source Property Data

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	21 Glenvale Rd DONVALE 3111	\$955,000	29/10/2025
2	30 Church St MITCHAM 3132	\$990,000	11/10/2025
3	7 Purches St MITCHAM 3132	\$1,250,000	08/09/2025

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:

03/03/2026 15:15



 3  2  1

Property Type: House (Res)

Land Size: 593 sqm approx

Agent Comments

Indicative Selling Price

\$1,060,000

Median House Price

03/03/2025 - 02/03/2026: \$1,250,000

Comparable Properties

21 Glenvale Rd DONVALE 3111 (VG)

Agent Comments

 3  -  -

Price: \$955,000

Method: Sale

Date: 29/10/2025

Property Type: House (Res)

Land Size: 651 sqm approx



30 Church St MITCHAM 3132 (REI/VG)

Agent Comments

 3  1  -

Price: \$990,000

Method: Private Sale

Date: 11/10/2025

Property Type: House (Res)

Land Size: 596 sqm approx



7 Purches St MITCHAM 3132 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,250,000

Method: Private Sale

Date: 08/09/2025

Property Type: House (Res)

Land Size: 704 sqm approx

Account - Barry Plant | P: 03 9874 3355