

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 44 Creek Road, Mitcham Vic 3132

Indicative selling price

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

Range between \$1,280,000 & \$1,380,000

Median sale price

Median price \$1,272,500 Property Type House 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	10 Langford Av MITCHAM 3132	\$1,285,000	08/11/2025
2	8 Denman St MITCHAM 3132	\$1,396,000	04/10/2025
3	2 Edith Av NUNAWADING 3131	\$1,266,000	30/08/2025

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: 10/02/2026 15:10

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3 1 3

Property Type: House
Land Size: 1028 sqm approx
Agent Comments

Indicative Selling Price
\$1,280,000 - \$1,380,000
Median House Price
December quarter 2025: \$1,272,500

Comparable Properties



10 Langford Av MITCHAM 3132 (REI/VG)

Agent Comments

3 1 1

Price: \$1,285,000
Method: Auction Sale
Date: 08/11/2025
Property Type: House (Res)
Land Size: 676 sqm approx

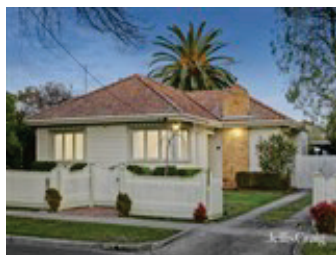


8 Denman St MITCHAM 3132 (REI)

Agent Comments

3 1 1

Price: \$1,396,000
Method: Auction Sale
Date: 04/10/2025
Property Type: House (Res)
Land Size: 1014 sqm approx



2 Edith Av NUNAWADING 3131 (REI/VG)

Agent Comments

3 1 2

Price: \$1,266,000
Method: Auction Sale
Date: 30/08/2025
Property Type: House (Res)
Land Size: 603 sqm approx

Account - Jellis Craig | P: 03 9870 6211