

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

414 Springfield Road, Mitcham Vic 3132

Indicative selling price

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

Single price

\$1,320,000

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	10 Efron St NUNAWADING 3131	\$1,318,888	21/02/2026
2	437 Mitcham Rd MITCHAM 3132	\$1,260,000	06/12/2025
3	9 Plymouth Ct NUNAWADING 3131	\$1,422,000	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:

25/02/2026 12:15

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Indicative Selling Price

\$1,320,000

Median House Price

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



4 2 2

Property Type: House (Res)

Land Size: 580 sqm approx

Agent Comments

Comparable Properties



10 Efron St NUNAWADING 3131 (REI)

Agent Comments

4 2 3

Price: \$1,318,888

Method: Auction Sale

Date: 21/02/2026

Property Type: House (Res)

Land Size: 960 sqm approx



437 Mitcham Rd MITCHAM 3132 (REI/VG)

Agent Comments

3 2 4

Price: \$1,260,000

Method: Auction Sale

Date: 06/12/2025

Property Type: House (Res)

Land Size: 659 sqm approx



9 Plymouth Ct NUNAWADING 3131 (REI/VG)

Agent Comments

4 2 2

Price: \$1,422,000

Method: Auction Sale

Date: 06/09/2025

Property Type: House (Res)

Land Size: 641 sqm approx

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