

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

14 Scott Street, Mitcham Vic 3132

Indicative selling price

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

Range between \$1,050,000 & \$1,150,000

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	30 Orient Av MITCHAM 3132	\$1,200,000	03/12/2025
2	6 Timbertop Dr VERMONT 3133	\$1,128,000	15/11/2025
3	40 Boronia Rd VERMONT 3133	\$1,070,000	12/11/2025

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:

09/02/2026 10:06

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Indicative Selling Price

\$1,050,000 - \$1,150,000

Median House Price

December quarter 2025: \$1,272,500



4 2 2

Property Type: House

Land Size: 555 sqm approx

Agent Comments

Comparable Properties



30 Orient Av MITCHAM 3132 (REI)

Agent Comments

3 2 2

Price: \$1,200,000

Method: Private Sale

Date: 03/12/2025

Property Type: House

Land Size: 656 sqm approx



6 Timbertop Dr VERMONT 3133 (REI/VG)

Agent Comments

4 2 1

Price: \$1,128,000

Method: Auction Sale

Date: 15/11/2025

Property Type: House (Res)

Land Size: 529 sqm approx



40 Boronia Rd VERMONT 3133 (REI/VG)

Agent Comments

3 1 2

Price: \$1,070,000

Method: Private Sale

Date: 12/11/2025

Property Type: House

Land Size: 535 sqm approx

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