

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

6 Munro Street, Mitcham Vic 3132

Indicative selling price

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

Single price \$1,398,000

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	2 Price St MITCHAM 3132	\$1,615,000	29/11/2025
2	7 Chasta Cr MITCHAM 3132	\$1,510,000	28/06/2025
3	5 Fuller St MITCHAM 3132	\$1,376,000	10/05/2025

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:

02/03/2026 10:38



 5  3  2

Property Type: House (Res)

Land Size: 625 sqm approx

Agent Comments

Indicative Selling Price

\$1,398,000

Median House Price

December quarter 2025: \$1,272,500

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.

Comparable Properties



2 Price St MITCHAM 3132 (REI/VG)

Agent Comments

 4  2  3

Price: \$1,615,000

Method: Auction Sale

Date: 29/11/2025

Property Type: House (Res)

Land Size: 644 sqm approx



7 Chasta Cr MITCHAM 3132 (REI/VG)

Agent Comments

 4  2  3

Price: \$1,510,000

Method: Auction Sale

Date: 28/06/2025

Property Type: House (Res)

Land Size: 648 sqm approx



5 Fuller St MITCHAM 3132 (REI/VG)

Agent Comments

 5  3  1

Price: \$1,376,000

Method: Auction Sale

Date: 10/05/2025

Property Type: House (Res)

Land Size: 615 sqm approx

Account - Barry Plant | P: 03 9874 3355