

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

78A Quarry Road, Mitcham Vic 3132

Indicative selling price

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

Range between

\$790,000

&

\$860,000

Median sale price

Median price

\$795,000

Property Type

Vacant land

Suburb

Mitcham

Period - From

28/04/2024

to

27/04/2025

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	6 Pine Cr RINGWOOD NORTH 3134	\$820,000	15/04/2025
2			
3			

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:

28/04/2025 08:56



Property Type: Land

Land Size: 653 sqm approx

Agent Comments

Comparable Properties



6 Pine Cr RINGWOOD NORTH 3134 (REI)

Agent Comments



Price: \$820,000

Method: Private Sale

Date: 15/04/2025

Property Type: Land

Land Size: 1045 sqm approx

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.