

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

6/17 Harrison Street, Mitcham Vic 3132

Indicative selling price

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

Range between \$820,000 & \$890,000

Median sale price

Median price \$825,000 Property Type Unit Suburb Mitcham

Period - From 01/04/2024 to 31/03/2025 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	4/667 Whitehorse Rd MITCHAM 3132	\$865,000	15/03/2025
2	4/2 Scott St MITCHAM 3132	\$856,000	24/01/2025
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:

20/05/2025 14:02



3 2 2

Property Type: Unit

Land Size: 354 sqm approx

Agent Comments

Comparable Properties



4/667 Whitehorse Rd MITCHAM 3132 (REI/VG)

Agent Comments

3 2 2

Price: \$865,000

Method: Auction Sale

Date: 15/03/2025

Property Type: Townhouse (Res)



4/2 Scott St MITCHAM 3132 (REI/VG)

Agent Comments

3 2 2

Price: \$856,000

Method: Auction Sale

Date: 24/01/2025

Property Type: Unit

Land Size: 383 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.