

# 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

110/569-571 Whitehorse Road, Mitcham Vic 3132

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$495,000 & \$540,000

### Median sale price

Median price \$790,000 Property Type Unit Suburb Mitcham

Period - From 01/10/2024 to 30/09/2025 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	304/339 Mitcham Rd MITCHAM 3132	\$500,000	18/11/2025
2	117/569 Whitehorse Rd MITCHAM 3132	\$515,000	09/10/2025
3	115/569 Whitehorse Rd MITCHAM 3132	\$520,000	27/08/2025

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:

17/12/2025 10:56



2   
 2   
 1

**Property Type:** Strata Unit/Flat

Agent Comments

**Indicative Selling Price**

\$495,000 - \$540,000

**Median Unit Price**

Year ending September 2025: \$790,000

## Comparable Properties



**304/339 Mitcham Rd MITCHAM 3132 (REI)**

Agent Comments

2   
 1   
 1

**Price:** \$500,000

**Method:** Private Sale

**Date:** 18/11/2025

**Property Type:** Apartment



**117/569 Whitehorse Rd MITCHAM 3132 (REI/VG)**

Agent Comments

2   
 2   
 1

**Price:** \$515,000

**Method:** Private Sale

**Date:** 09/10/2025

**Property Type:** Apartment



**115/569 Whitehorse Rd MITCHAM 3132 (REI/VG)**

Agent Comments

3   
 2   
 1

**Price:** \$520,000

**Method:** Private Sale

**Date:** 27/08/2025

**Property Type:** Apartment

**Account - McGrath Blackburn** | P: 03 9877 1277 | F: 03 9878 1613



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