

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 110/569-571 Whitehorse Road, Mitcham Vic 3132
Including suburb and postcode

Indicative selling price

For the meaning of this price see 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



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)



2



1



1

Agent Comments

Price: \$500,000

Method: Private Sale

Date: 18/11/2025

Property Type: Apartment



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



2



2



1

Agent Comments

Price: \$515,000

Method: Private Sale

Date: 09/10/2025

Property Type: Apartment



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



3



2



1

Agent Comments

Price: \$520,000

Method: Private Sale

Date: 27/08/2025

Property Type: Apartment

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