

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

7 MAPLE GROVE MITCHAM VIC 3132

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$970,000

&

\$1,050,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$783,500

Property type

Unit

Suburb

Mitcham

Period-from

05 Mar 2025

to

05 Sep 2025

Source

Cotality

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 6 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

6/35 HARRISON STREET MITCHAM VIC 3132	\$1,090,000	29-Aug-25
7/8 HARRISON STREET MITCHAM VIC 3132	\$990,000	15-May-25
1/581 WHITEHORSE ROAD MITCHAM VIC 3132	\$920,000	08-Mar-25

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 6 months.~~

This Statement of Information was prepared on: 05 September 2025