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	2/47 DEEP CREEK ROAD 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	$800,000	&	$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$880,000	Property type	Unit	Suburb	Mitcham
Period-from	9 Mar 2026	to	9 Sep 2026	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
2/37 DEEP CREEK ROAD MITCHAM VIC 3132	$970,000	24-Jun-26
1/32 BRUNSWICK ROAD MITCHAM VIC 3132	$860,000	28-Jun-26
3/227-231 MITCHAM ROAD MITCHAM VIC 3132	$834,000	28-Jul-26

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: 09 September 2026

Danna Borja
M 0426 253 689
E va@chn.group

2/37 DEEP CREEK ROAD MITCHAM VIC 3132

3 2 2

Sold Price **$970,000** Sold Date **24-Jun-26**

Distance **0.1km**

1/32 BRUNSWICK ROAD MITCHAM VIC 3132

3 2 1

Sold Price RS **$860,000** Sold Date **28-Jun-26**

Distance **1.11km**

3/227-231 MITCHAM ROAD MITCHAM VIC 3132

3 2 1

Sold Price **$834,000** Sold Date **01-Sep-19**

Distance **1.88km**

RS = Recent sale **UN** = Undisclosed Sale

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