

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

3/40 DUDLEY STREET 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

\$560,000

&

\$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$783,500

Property type

Unit

Suburb

Mitcham

Period-from

20 Mar 2025

to

20 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

2/2 WALKER AVENUE MITCHAM VIC 3132	\$525,000	26-Mar-25
3/17 PERCY STREET MITCHAM VIC 3132	\$645,500	03-Sep-25
4/11 CARWEEN AVENUE MITCHAM VIC 3132	\$540,000	31-May-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: 20 September 2025



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**2/2 WALKER AVENUE MITCHAM
VIC 3132**

2 1 1

Sold Price

\$525,000

Sold Date

26-Mar-25

Distance

1.29km



**3/17 PERCY STREET MITCHAM VIC
3132**

2 1 1

Sold Price

^{RS} **\$645,500**

Sold Date

03-Sep-25

Distance

1.1km



**4/11 CARWEEN AVENUE MITCHAM
VIC 3132**

2 1 1

Sold Price

\$540,000

Sold Date

31-May-25

Distance

1.79km

RS = Recent sale

UN = Undisclosed Sale

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