

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

11 Madison Boulevard, Mitcham Vic 3132

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$978,000

Median sale price

Median price \$999,000

Property Type Townhouse

Suburb Mitcham

Period - From 16/07/2025

to 15/07/2026

Source Property Data

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	2/37 Deep Creek Rd MITCHAM 3132	\$970,000	24/06/2026
2	3/12 Short St VERMONT 3133	\$940,000	25/05/2026
3	1/47 Deep Creek Rd MITCHAM 3132	\$1,006,000	16/05/2026

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:

16/07/2026 08:47



 3  2  2

Property Type: Townhouse
(Single)
Land Size: 240 sqm approx
[Agent Comments](#)

Indicative Selling Price

\$978,000

Median Townhouse Price

16/07/2025 - 15/07/2026: \$999,000

Comparable Properties



2/37 Deep Creek Rd MITCHAM 3132 (REI)

[Agent Comments](#)

 3  2  2

Price: \$970,000
Method: Sold Before Auction
Date: 24/06/2026
Property Type: Townhouse (Res)
Land Size: 252 sqm approx



3/12 Short St VERMONT 3133 (REI/VG)

[Agent Comments](#)

 3  2  2

Price: \$940,000
Method: Private Sale
Date: 25/05/2026
Property Type: Townhouse (Single)
Land Size: 205 sqm approx



1/47 Deep Creek Rd MITCHAM 3132 (REI)

[Agent Comments](#)

 3  2  2

Price: \$1,006,000
Method: Auction Sale
Date: 16/05/2026
Property Type: Townhouse (Res)
Land Size: 314 sqm approx

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