

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

414 Springfield Road, Mitcham Vic 3132

Indicative selling price

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

Single price

\$1,290,000

Median sale price

Median price

\$1,272,500

Property Type

House

Suburb

Mitcham

Period - From

01/10/2025

to

31/12/2025

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	23 Garden Av MITCHAM 3132	\$1,195,000	23/02/2026
2	10 Efron St NUNAWADING 3131	\$1,318,888	21/02/2026
3	6 The Glade MITCHAM 3132	\$1,257,500	21/02/2026

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:

17/03/2026 10:57

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Indicative Selling Price
\$1,290,000

Median House Price
December quarter 2025: \$1,272,500



4 2 2

Property Type: House (Res)

Land Size: 580 sqm approx

Agent Comments

Comparable Properties



23 Garden Av MITCHAM 3132 (REI)

Agent Comments

4 2 1

Price: \$1,195,000

Method: Sold Before Auction

Date: 23/02/2026

Property Type: House (Res)

Land Size: 668 sqm approx



10 Efron St NUNAWADING 3131 (REI)

Agent Comments

4 2 3

Price: \$1,318,888

Method: Auction Sale

Date: 21/02/2026

Property Type: House (Res)

Land Size: 960 sqm approx



6 The Glade MITCHAM 3132 (REI)

Agent Comments

3 2 2

Price: \$1,257,500

Method: Auction Sale

Date: 21/02/2026

Property Type: House (Res)

Land Size: 653 sqm approx

Account - Jellis Craig | P: (03) 9908 5700