

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 Ferguson Street, Mitcham Vic 3132

Indicative selling price

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

Range between \$1,050,000 & \$1,150,000

Median sale price

Median price \$884,000 Property Type Unit 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	3/34 Ireland St RINGWOOD 3134	\$1,020,000	17/03/2026
2	1b Aroona Av MITCHAM 3132	\$1,220,000	14/03/2026
3	1/11 Hopetoun St MITCHAM 3132	\$1,120,000	28/02/2026

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:

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Indicative Selling Price

\$1,050,000 - \$1,150,000

Median Unit Price

December quarter 2025: \$884,000



4 3 2

Property Type: Townhouse

Agent Comments

Comparable Properties



3/34 Ireland St RINGWOOD 3134 (REI)

Agent Comments

3 2 2

Price: \$1,020,000

Method: Private Sale

Date: 17/03/2026

Property Type: Townhouse (Single)

Land Size: 200 sqm approx



1b Aroona Av MITCHAM 3132 (REI)

Agent Comments

4 3 2

Price: \$1,220,000

Method: Auction Sale

Date: 14/03/2026

Property Type: Townhouse (Res)



1/11 Hopetoun St MITCHAM 3132 (REI/VG)

Agent Comments

3 2 2

Price: \$1,120,000

Method: Auction Sale

Date: 28/02/2026

Property Type: Townhouse (Res)

Land Size: 280 sqm approx

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