

# 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

1/12a Scott Street, Mitcham Vic 3132

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$960,000 & \$1,055,000

### Median sale price

Median price \$950,500 Property Type Unit Suburb Mitcham

Period - From 01/01/2026 to 31/03/2026 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	1/36 Halls Pde VERMONT 3133	\$990,000	08/04/2026
2	3/46 Carween Av MITCHAM 3132	\$1,125,000	28/02/2026
3	1/6 Linlithgow St MITCHAM 3132	\$951,000	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:

29/04/2026 11:16



 3  
  2  
  2

**Property Type:** Unit  
**Agent Comments**

**Indicative Selling Price**  
 \$960,000 - \$1,055,000  
**Median Unit Price**  
 March quarter 2026: \$950,500

## Comparable Properties



1/36 Halls Pde VERMONT 3133 (REI)

Agent Comments

 3  
  2  
  2

**Price:** \$990,000  
**Method:** Sold Before Auction  
**Date:** 08/04/2026  
**Property Type:** Unit  
**Land Size:** 360 sqm approx



3/46 Carween Av MITCHAM 3132 (REI)

Agent Comments

 3  
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  2

**Price:** \$1,125,000  
**Method:** Auction Sale  
**Date:** 28/02/2026  
**Property Type:** Unit  
**Land Size:** 252 sqm approx



1/6 Linlithgow St MITCHAM 3132 (REI/VG)

Agent Comments

 3  
  1  
  2

**Price:** \$951,000  
**Method:** Auction Sale  
**Date:** 21/02/2026  
**Property Type:** Unit  
**Land Size:** 307 sqm approx

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



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