

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 Panel Street, Mitcham Vic 3132

Indicative selling price

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

Range between \$1,300,000

&

\$1,400,000

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	4 Norman St MITCHAM 3132	\$1,350,000	05/02/2026
2	17 Churchill St RINGWOOD 3134	\$1,301,000	18/12/2025
3	86 Orient Av MITCHAM 3132	\$1,321,500	06/12/2025

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:

06/03/2026 14:41



4 2 1

Property Type: House

Land Size: 715 sqm approx

Agent Comments

Comparable Properties



4 Norman St MITCHAM 3132 (REI)

Agent Comments

4 2 1

Price: \$1,350,000

Method: Sold Before Auction

Date: 05/02/2026

Property Type: House (Res)

Land Size: 753 sqm approx



17 Churchill St RINGWOOD 3134 (REI)

Agent Comments

4 2 1

Price: \$1,301,000

Method: Private Sale

Date: 18/12/2025

Property Type: House

Land Size: 720 sqm approx



86 Orient Av MITCHAM 3132 (REI/VG)

Agent Comments

4 2 2

Price: \$1,321,500

Method: Auction Sale

Date: 06/12/2025

Property Type: House (Res)

Land Size: 621 sqm approx