

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

4 Forster Street, Mitcham Vic 3132

Indicative selling price

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

Range between \$1,100,000

&

\$1,200,000

Median sale price

Median price \$1,270,000

Property Type House

Suburb Mitcham

Period - From 01/04/2026

to 30/06/2026

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	408 Springfield Rd MITCHAM 3132	\$1,180,000	20/06/2026
2	40 Good Governs St MITCHAM 3132	\$1,050,000	19/05/2026
3	10 Walwa St MITCHAM 3132	\$1,230,000	18/04/2026

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:

13/08/2026 13:49



Property Type: House

Land Size: 604 sqm approx

Agent Comments

Comparable Properties



408 Springfield Rd MITCHAM 3132 (REI)

Agent Comments



Price: \$1,180,000

Method: Auction Sale

Date: 20/06/2026

Property Type: House (Res)

Land Size: 714 sqm approx



40 Good Governs St MITCHAM 3132 (REI/VG)

Agent Comments



Price: \$1,050,000

Method: Private Sale

Date: 19/05/2026

Rooms: 8

Property Type: House (Res)

Land Size: 345 sqm approx



10 Walwa St MITCHAM 3132 (REI/VG)

Agent Comments



Price: \$1,230,000

Method: Auction Sale

Date: 18/04/2026

Property Type: House (Res)

Land Size: 705 sqm approx