

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

75 WATTLE VALLEY ROAD MITCHAM VIC 3132

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price

or range between

\$700,000

&

\$750,000

Median sale price

Median price

\$1,250,000

Property type

HOUSE

Suburb

MITCHAM

Period - From

01 Feb 2025

to

31 Jan 2026

Source

COTALITY

Comparable property sales (*Delete A or B below as applicable)

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 was prepared on the - 12th February 2026