

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 53 Dunlavin Road, Mitcham Vic 3132

Indicative selling price

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

Range between \$1,400,000 & \$1,500,000

Median sale price

Median price \$1,250,000 Property Type House Suburb Mitcham

Period - From 10/02/2025 to 09/02/2026 Source Property Data

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	28 Highland Av MITCHAM 3132	\$1,410,000	05/11/2025
2	425 Mitcham Rd MITCHAM 3132	\$1,418,000	24/10/2025
3	38 Haines St MITCHAM 3132	\$1,400,000	05/09/2025

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: 10/02/2026 12:08

53 Dunlavin Road, Mitcham Vic 3132



 4  3  2

Property Type: House

Agent Comments

Indicative Selling Price

\$1,400,000 - \$1,500,000

Median House Price

10/02/2025 - 09/02/2026: \$1,250,000

Comparable Properties



28 Highland Av MITCHAM 3132 (REI/VG)

Agent Comments

 4  3  2

Price: \$1,410,000

Method: Sold Before Auction

Date: 05/11/2025

Property Type: House (Res)

Land Size: 651 sqm approx



425 Mitcham Rd MITCHAM 3132 (REI/VG)

Agent Comments

 4  1  2

Price: \$1,418,000

Method: Private Sale

Date: 24/10/2025

Property Type: House

Land Size: 897 sqm approx



38 Haines St MITCHAM 3132 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,400,000

Method: Private Sale

Date: 05/09/2025

Property Type: House

Land Size: 439 sqm approx

Account - Biggin & Scott Manningham | P: 03 9841 9000 | F: 03 9841 9320



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