

# 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 Mckeon Road, 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 \$1,150,000 & \$1,250,000

### Median sale price

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

Period - From 23/02/2025 to 22/02/2026 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	13 Alexander St MITCHAM 3132	\$1,250,000	31/01/2026
2	16 Moresby St MITCHAM 3132	\$1,248,000	22/11/2025
3	7 Purches St MITCHAM 3132	\$1,250,000	08/09/2025

**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:

23/02/2026 13:42

4 Mckeon Road, Mitcham Vic 3132



 4  1  1

**Rooms:** 6  
**Property Type:** House  
**Land Size:** 709 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,150,000 - \$1,250,000  
**Median House Price**  
23/02/2025 - 22/02/2026: \$1,250,000

## Comparable Properties



**13 Alexander St MITCHAM 3132 (REI)**

**Agent Comments**

 4  2  2

**Price:** \$1,250,000  
**Method:** Auction Sale  
**Date:** 31/01/2026  
**Property Type:** House (Res)  
**Land Size:** 699 sqm approx



**16 Moresby St MITCHAM 3132 (REI/VG)**

**Agent Comments**

 3  1  2

**Price:** \$1,248,000  
**Method:** Auction Sale  
**Date:** 22/11/2025  
**Property Type:** House (Res)  
**Land Size:** 895 sqm approx



**7 Purches St MITCHAM 3132 (REI/VG)**

**Agent Comments**

 4  2  2

**Price:** \$1,250,000  
**Method:** Private Sale  
**Date:** 08/09/2025  
**Property Type:** House (Res)  
**Land Size:** 704 sqm approx

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



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