

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 1/5 Rotherwood Avenue, 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 \$715,000 & \$785,000

Median sale price

Median price \$749,500 Property type UNIT Suburb Mitcham

Period - From 14 Mar 2026 to 29 Jul 2026 Source CORELOGIC

Comparable property sales

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. 15/2 Chippewa Avenue, Mitcham VIC 3132	\$ 750,000	01/05/2026
2. 5/13 Lindsay Ave, Nunawading VIC 3131	\$729,000	14/05/2026
3. 2/33 Wooddale Grove, Donvale VIC 3111	\$755,000	14/03/2026

This Statement of Information was prepared on: 29/07/2026