

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 \$660,000 & \$720,000

Median sale price

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

Period - From 23 Mar 26 to 23 Sep 26 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. 1/13 Rotherwood Avenue, Mitcham, Vic	\$ 715,000	24/07/2026
2. 2/13 Doncaster East Road, Mitcham, Vic 3132	\$690,000	11/07/2026
3. 1/55-57 Doncaster East Road, Mitcham, Vic 3132	\$675,000	26/03/2026

This Statement of Information was prepared on: 23/09/2026