

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

62 WIGGINS ROAD MITCHELL PARK VIC 3355

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

\$1,299,000

&

\$1,359,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$480,000

Property type

Farm

Suburb

Mitchell Park

Period-from

01 Aug 2024

to

31 Jul 2025

Source

Cotality

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

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

128 HOPETOUN ROAD MITCHELL PARK VIC 3355	\$1,325,000	08-Apr-25
271 MCCARTNEYS ROAD MITCHELL PARK VIC 3355	\$1,370,000	12-Apr-25
341 BLIND CREEK ROAD CARDIGAN VIC 3352	\$1,235,000	24-Jul-24

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 28 August 2025



128 HOPETOUN ROAD MITCHELL PARK VIC 3355

4 4 6

Sold Price

\$1,325,000

Sold Date

08-Apr-25

Distance

0.65km



271 MCCARTNEYS ROAD MITCHELL PARK VIC 3355

3 2 2

Sold Price

\$1,370,000

Sold Date

12-Apr-25

Distance

1.46km



341 BLIND CREEK ROAD CARDIGAN VIC 3352

4 2 2

Sold Price

\$1,235,000

Sold Date

24-Jul-24

Distance

0.68km

RS = Recent sale

UN = Undisclosed Sale

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