

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

4/12-14 FERGUSON STREET 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

\$780,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$880,000

Property type

Unit

Suburb

Mitcham

Period-from

01 Sep 2025

to

31 Aug 2026

Source

Cotality

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 6 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

4/17 HARRISON STREET MITCHAM VIC 3132	\$840,000	10-Aug-26
2/36 KULNINE AVENUE MITCHAM VIC 3132	\$810,000	23-Apr-26
3/3 HALLS PARADE MITCHAM VIC 3132	\$765,000	28-Apr-26

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 6 months.~~

This Statement of Information was prepared on: 29 September 2026


**4/17 HARRISON STREET MITCHAM
VIC 3132**

Sold Price

\$840,000

Sold Date **10-Aug-26**
 2
 1
 2

Distance **1.41km**

**2/36 KULNINE AVENUE MITCHAM
VIC 3132**

Sold Price

\$810,000

Sold Date **23-Apr-26**
 2
 1
 1

Distance **0.63km**

**3/3 HALLS PARADE MITCHAM VIC
3132**

Sold Price

\$765,000

Sold Date **28-Apr-26**
 2
 1
 2

Distance **1.2km**
RS = Recent sale

UN = Undisclosed Sale

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