

## 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

42 BURNETT STREET MITCHAM VIC 3132

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$999,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,252,500

Property type

House

Suburb

Mitcham

Period-from

01 Jun 2025

to

31 May 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

2/10 COOK ROAD MITCHAM VIC 3132	\$992,000	07-Jan-26
4 COBHAM ROAD MITCHAM VIC 3132	\$1,050,000	14-May-26
413 SPRINGFIELD ROAD MITCHAM VIC 3132	\$995,000	28-Mar-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: 10 June 2026


**2/10 COOK ROAD MITCHAM VIC 3132**

 Sold Price **\$992,000** Sold Date **07-Jan-26**
 3  2  1

 Distance **0.13km**

**4 COBHAM ROAD MITCHAM VIC 3132**

 Sold Price <sup>RS</sup> **\$1,050,000** <sup>UN</sup> Sold Date **14-May-26**
 3  1  2

 Distance **0.9km**

**413 SPRINGFIELD ROAD MITCHAM VIC 3132**

 Sold Price <sup>RS</sup> **\$995,000** Sold Date **28-Mar-26**
 3  1  2

 Distance **1.41km**
**RS = Recent sale**
**UN = Undisclosed Sale**

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