PROPERTY REPORT

51 PURCHES STREET MITCHAM 3132

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SECTION 1

Site Summary

1

51 PURCHES STREET MITCHAM 3132

PARCEL IDENTITY

LOT & PLAN	SPI	LOT AREA / DIMENSIONS	FRONTAGE
Lot 72 LP11819	**72\LP11819**	**716.4 m² • ~16.8 × 42.7 m**	**~16.8 m**

ADMINISTRATION

COUNCIL	PROPERTY NUMBER	PLANNING SCHEME	COORDINATES
Whitehorse	**201275**	**Whitehorse Planning Scheme**	**-37.824648, 145.208978**

UTILITIES

RURAL WATER CORP.	WATER RETAILER	MELBOURNE WATER	POWER DISTRIBUTOR
Southern Rural Water	**Yarra Valley Water**	**Inside drainage boundary**	**UNITED ENERGY**

GOVERNMENT

LEGISLATIVE COUNCIL	LEGISLATIVE ASSEMBLY	ABORIGINAL PARTY	FIRE AUTHORITY
NORTH-EASTERN METROPOLITAN	**RINGWOOD**	**Wurundjeri Woi Wurrung Cultural Heritage Aboriginal Corporation**	**Fire Rescue Victoria**



SECTION 2

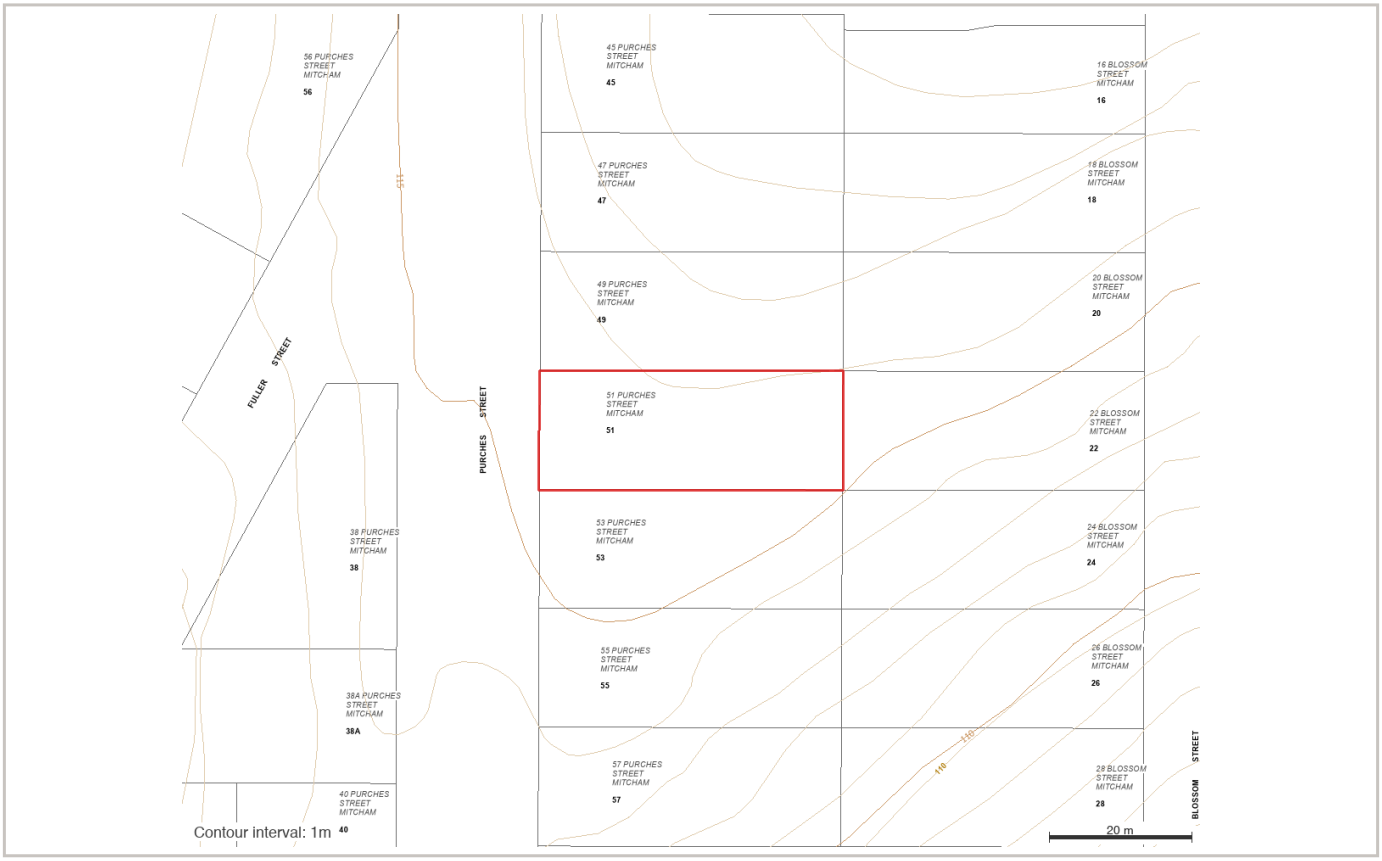
Contours & Topography

2

FLAT ~0.0% grade over 43 m lot depth

116–116 m AHD	0.0 m	~0.0%	Mid-slope
SITE ELEVATION (AHD)	TOTAL RISE ON LOT	AVERAGE SLOPE	POSITION 90–129 M AHD

Consideration	Assessment
Foundation type	Standard concrete slab
Earthworks	Minimal earthworks
Floor plan strategy	Any layout; single-level straightforward
Stormwater connection	Inside drainage boundary
Flood risk	No flood overlay detected
Bushfire exposure	Not in Bushfire Prone Area



Site elevation (AHD): 116–116 m AHD • **Total rise on lot:** 0 m • **Consideration:** 1m contours • **Position:** 90–129 m AHD

Source: DEECA Vicmap Elevation, 1m contours
© VicPlan / DEECA MapShare

Easement disclaimer: Road reserves are shown as amber-outlined areas on the map above. Drainage, sewerage, and utility easements are rendered as hatched areas on the cadastral base map but their boundaries are not available as queryable geometry from the VicPlan public API. For a complete and legally binding list of all easements, covenants, and restrictions affecting this property, refer to the **Certificate of Title** and the relevant plan of subdivision.

SECTION 3

Planning Zones & Overlays

3

PLANNING CONTROLS

Planning Zones

NRZ3 — Neighbourhood Residential Zone - Schedule 3

View on VicPlan

HEIGHT	STOREYS	COVERAGE	GARDEN AREA	PERMEABILITY	DWELLING CAP
9 m	2	60%	35% min	20% min	Max 2 dwellings per lot

Height: **[State default - council schedule may vary • Zone clause default • cl.32.09-11]** • mandatory

Setbacks — see below **[State default - council schedule may vary • VPP Clause 54/55]**

Street, side and rear setbacks are set by Clause 54 (one dwelling) or Clause 55 (two or more dwellings). The distances depend on building height, neighbouring buildings and street type, so no fixed figure is shown. Check the council schedule and any overlay.

Min lot: Schedule (typically 350–400 m^2; confirm council schedule)

As of Right	Permit Required	Prohibited
• Alterations/extensions to existing dwelling within height, setback and coverage limits • Home-based business (Cl. 52.11)	• Any new dwelling or second dwelling on a lot • Buildings > 8 m height or > 2 storeys • Subdivision (min lot size per schedule) • Removal of native vegetation (unless exempt under Cl. 52.17) • Bed and breakfast with > 6 guests • Change of use to most non-residential uses	• Three or more dwellings on a lot (dwelling cap applies) • Apartment buildings • Industry and warehouses • Service stations

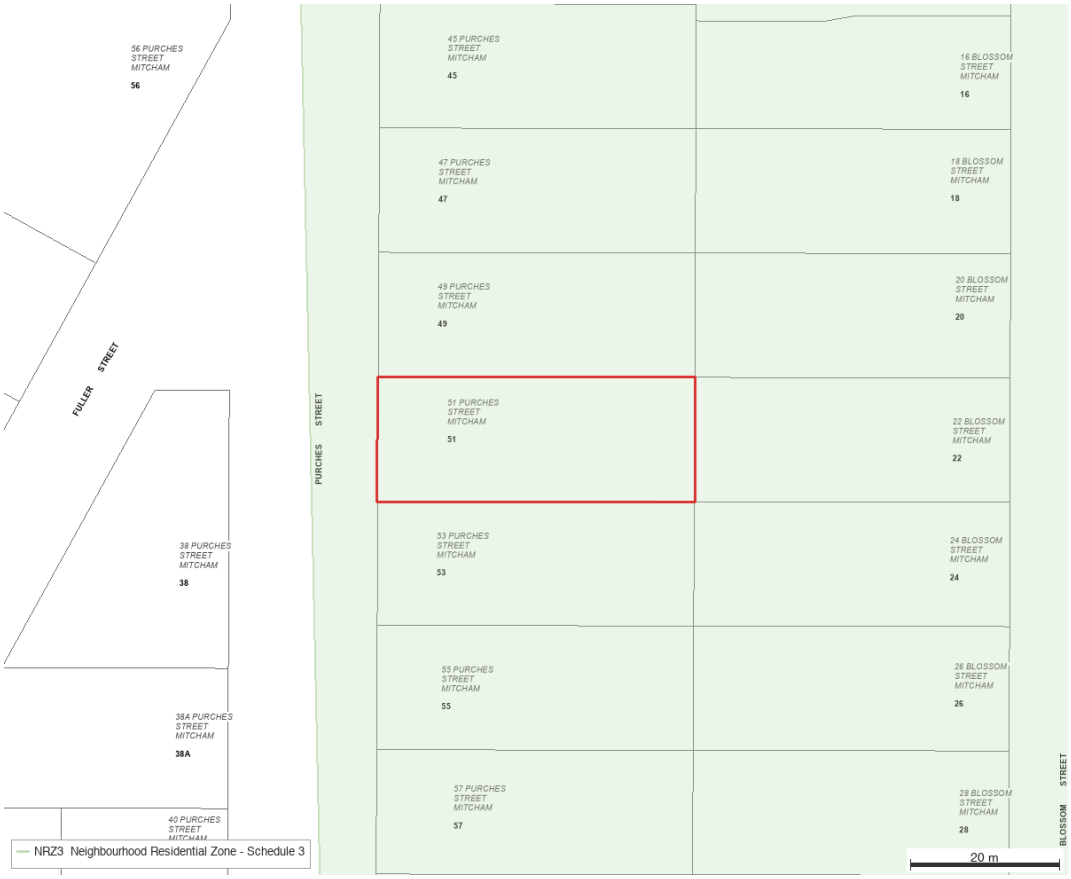
Council variations (Clauses 54/55)

- **Front fence height (A2-7 and B2-8)**: A front fence within 3 metres of a street should not exceed 1 metre in ‘other streets’. Front fence height in streets in a Road Zone Category 1 or 2 should not exceed 1.8 metres.

Schedule can increase garden area %, restrict to 1 dwelling, or tighten setbacks. Always verify council's NRZ schedule.

VPP references: cl.32.09 • cl.52.17 • cl.54 (single dwelling ResCode) • cl.55 (2+ dwellings ResCode)

View location in VicPlan


56 PURCHES STREET MITCHAM
56
FULLER STREET
38 PURCHES STREET MITCHAM
38
38A PURCHES STREET MITCHAM
38A
40 PURCHES STREET MITCHAM
45 PURCHES STREET MITCHAM
45
16 BLOSSOM STREET MITCHAM
16
47 PURCHES STREET MITCHAM
47
18 BLOSSOM STREET MITCHAM
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49 PURCHES STREET MITCHAM
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20 BLOSSOM STREET MITCHAM
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PURCHES STREET
51 PURCHES STREET MITCHAM
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22 BLOSSOM STREET MITCHAM
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55 PURCHES STREET MITCHAM
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26 BLOSSOM STREET MITCHAM
26
57 PURCHES STREET MITCHAM
57
28 BLOSSOM STREET MITCHAM
28
BLOSSOM STREET
NRZ3 Neighbourhood Residential Zone - Schedule 3
20 m

Planning Overlays

View location in VicPlan

DCPO1 — Development Contributions Plan Overlay - Schedule 1

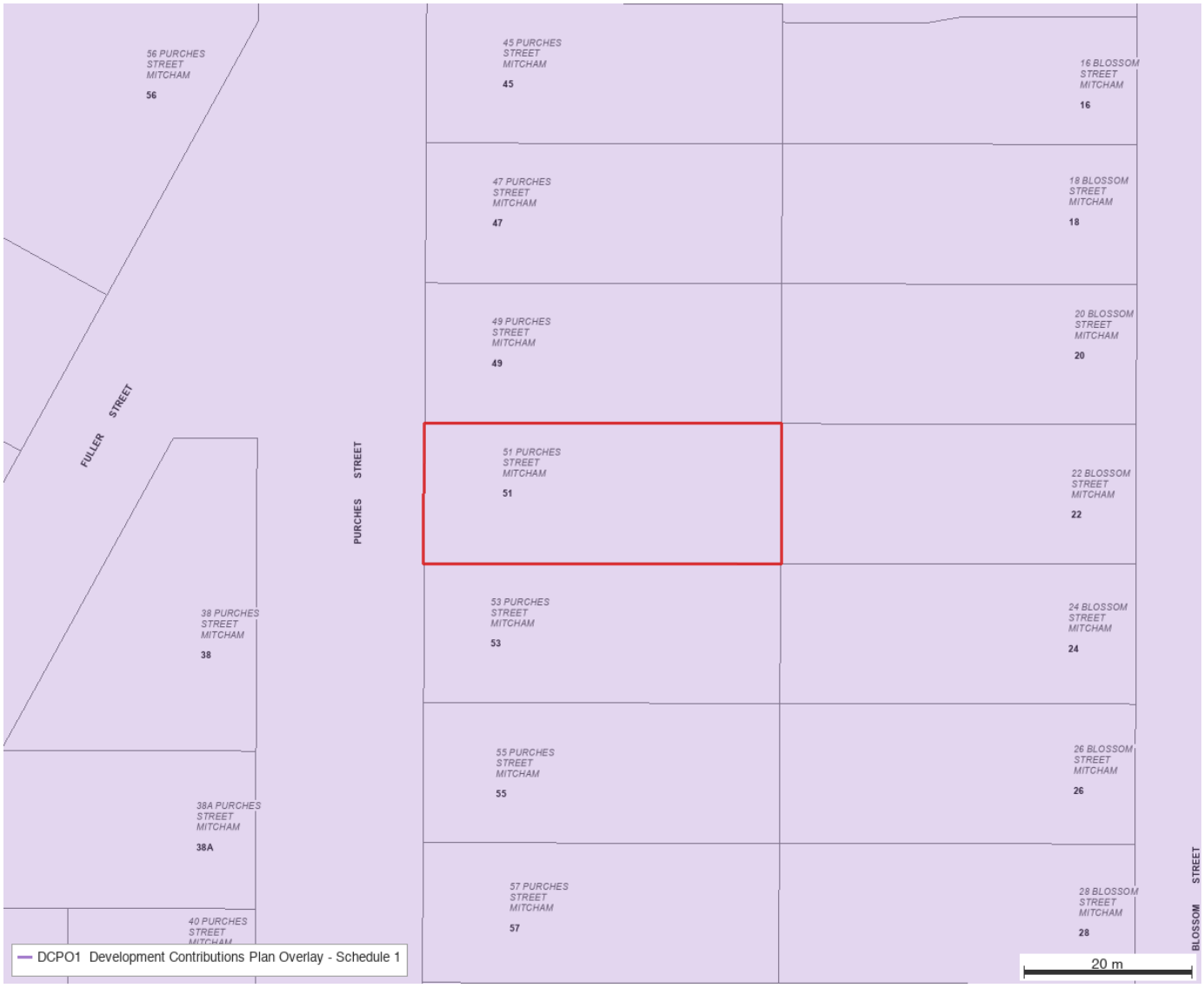
View on VicPlan

Permit Required	Exempt / As of Right
• Any development that triggers a contribution under the Development Contributions Plan	• Development types excluded in the specific DCP (e.g. non-residential uses below a threshold)

Assessment required: Development contributions plan levy calculation; payment due at building permit or subdivision stage

Levy amounts are set in the specific DCP for the overlay number. Typically applies to residential subdivisions and new dwellings in growth areas. Contributions fund roads, open space, drainage, and community infrastructure.

VPP: cl.45.06



SECTION 4

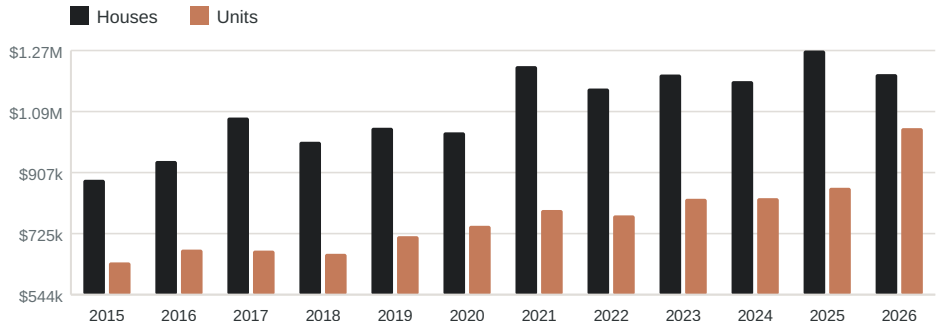
Market Comparables

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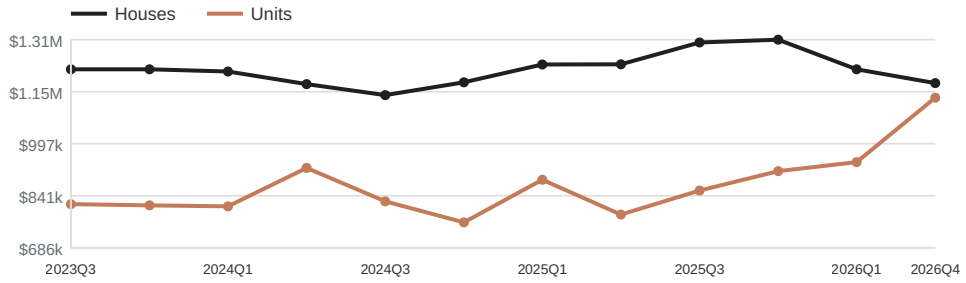
SUBURB PROFILE

Price Trends — MITCHAM VIC

ANNUAL MEDIAN SALE PRICE



QUARTERLY MEDIAN TREND



Source: land.vic.gov.au PRISM official data ›

MARKET ACTIVITY

Sales & Listings — MITCHAM VIC

HOUSES

FOR SALE (10)

Address	Price	Bed • Bath • Car	Days
475 Mitcham Road, Mitcham VIC 31	$1.03M	3 • 1 • 2	—
80 Cochrane Street, Mitcham VIC	$1.44M	4 • 2 • 4	1d
4/1A Premier Avenue, Mitcham VIC	$1.05M	3 • 2 • 2	6d
30 Madison Boulevard, Mitcham VI	$875k	3 • 2 • 1	7d
129 Brunswick road Road, Mitcham	$924k	3 • 2 • 3	15d
26 Dampier Grove, Mitcham VIC 31	$827k	3 • 1 • 2	15d
35 Scott Street, Mitcham VIC 313	$1.2M	4 • 3 • 2	15d
5 Gumleaf Lane, Mitcham VIC 3132	—	3 • 2 • 2	24d
13 Warnes Road, Mitcham VIC 3132	$1.02M	3 • 1 • 3	28d
17 Blossom Street, Mitcham VIC 3	$1.12M	3 • 2 • 6	32d

RECENTLY SOLD (10)

Address	Price	Bed • Bath • Car	Date
34 Doncaster East Road, Mitcham	—	2 • 1 • 1	15 Jun
1 Linlithgow Street, Mitcham VIC	$912k	3 • 1	20 Sep
2/33 Hedge End Road, Mitcham VIC	$1.22M	4 • 2 • 2	19 Aug
6 Rothwell Court, Mitcham VIC 31	$1.23M	3 • 2 • 2	9 May
10 Rothwell Court, Mitcham VIC 3	$1.4M	4 • 2 • 4	29 Apr
9 Dalmor Avenue, Mitcham VIC 313	$1.03M	3 • 1 • 2	18 Feb
49 Percy Street, Mitcham VIC 313	$1.21M	4 • 2 • 2	19 Feb
13 Ian Crescent, Mitcham VIC 313	$1.51M	7 • 3 • 6	19 Mar
223 Mitcham Road, Mitcham VIC 31	$1.37M	5 • 3 • 2	31 May
3/10 Davison Street, Mitcham VIC	$1M	3 • 2 • 2	21 Jan

UNITS & APARTMENTS

FOR SALE (5)

Address	Price	Bed • Bath • Car	Days
404a/1-19 Colombo Street, Mitcha	$304k	1 • 1 • 1	34d
210/569 Whitehorse Road, Mitcham	$540k	2 • 2 • 1	1d
4/459-461 Mitcham Road, Mitcham	$787k	3 • 2 • 2	15d
6/12 Calcutta Street, Mitcham VI	$577k	2 • 1 • 1	27d
211/339 Mitcham Road, Mitcham VI	$367k	1 • 1 • 1	28d

RECENTLY SOLD (5)

Address	Price	Bed • Bath • Car	Date
4/30 Brunswick Road, Mitcham VIC	$626k	2 • 1 • 1	23 Jun
65A Doncaster East Road, Mitcham	$585k	2 • 1 • 1	16 Dec
3/5 Tarrangower Avenue, Mitcham	$810k	2 • 1 • 1	6 Dec
G06/370-372 Mitcham Road, Mitcha	$580k	2 • 1 • 1	2 Aug
1/13 Rotherwood Avenue, Mitcham	$715k	2 • 1 • 1	24 Jul

Data sourced from Homely.com.au. Listings may be incomplete or out of date. For Sale ↗ • Recently Sold ↗

RENTAL MARKET

For Rent — MITCHAM VIC

HOUSES

Address	Rent / wk	Bed • Bath • Car	Days
44 Ormond Ave, Mitcham VIC 3132	$695	3 • 2 • 2	2d
27 Good Governs Street, Mitcham VIC 3132	$650 pw	3 • 2 • 2	3d
2/80 Brunswick Road, Mitcham VIC 3132	$700 p.w.	3 • 2 • 2	15d
47 Casella St, Mitcham VIC 3132	$650	3 • 1 • 2	17d
12 Ferris Ave, Mitcham VIC 3132	$600	3 • 2 • 1	19d
3 Purches St, Mitcham VIC 3132	$680	3 • 1 • 2	45d
37 Fellows St, Mitcham VIC 3132	$900 per week	5 • 2 • 2	51d
11/12 McGhee Ave, Mitcham VIC 3132	$325 per week	1 • 1 • 1	57d
2 Ferguson Street, Mitcham VIC 3132	$880	4 • 3 • 2	—
25/56 Kingloch Parade, Wantirna VIC 3152	$710 per week	3 • 2 • 2	13d

UNITS & APARTMENTS

Address	Rent / wk	Bed • Bath • Car	Days
2C McGhee Avenue, Mitcham VIC 3132	$560	3 • 1 • 1	21d
329B/1 Colombo Street, Mitcham VIC 3132	$550 per week	2 • 1 • 1	14d
2/20 James Avenue, Mitcham VIC 3132	$525 per week	2 • 1 • 2	17d
1/27-29 Carween Ave, Mitcham VIC 3132	$585	3 • 1 • 1	28d
9/14-16 McGhee Avenue, Mitcham VIC 3132	$550 per week	2 • 1 • 1	28d

Data Disclaimer: Rental listings sourced from Homely.com.au. Data may be incomplete or out of date. For current listings visit: https://www.homely.com.au/rent/mitcham-vic-3132

SECTION 5

Location & Demographics

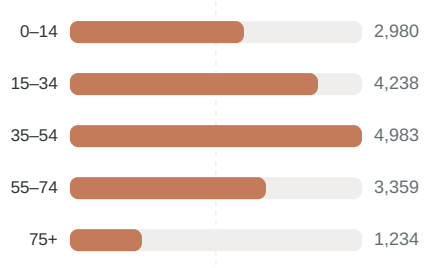
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SUBURB PROFILE

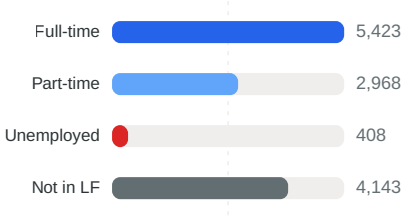
Demographics — MITCHAM VIC (ABS 2021 Census)

16,795 POPULATION	**39 yrs** MEDIAN AGE	**$2,030/wk** MED. HH INCOME	**$406** MED. WEEKLY RENT
72% OWNER-OCCUPIED	**28%** RENTED		

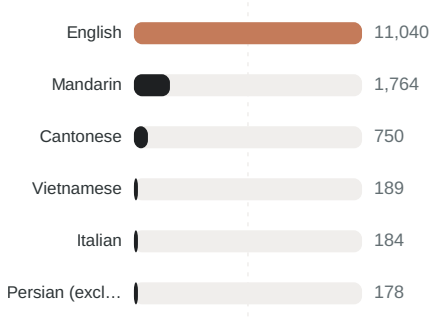
AGE DISTRIBUTION



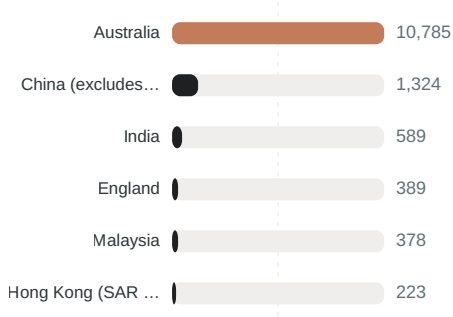
EMPLOYMENT



LANGUAGES AT HOME



COUNTRIES OF BIRTH

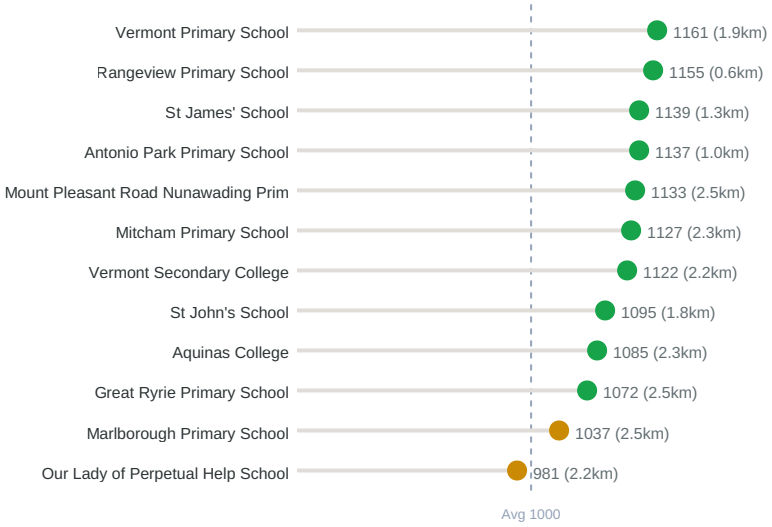


EDUCATION

Nearby Schools — MITCHAM

ICSEA = Index of Community Socio-Educational Advantage. Average = 1000. >1060 940–1060 <940

ICSEA SCORE BY SCHOOL



SCHOOL DETAILS

School	Type	Sector	ICSEA	Distance
Rangeview Primary School	Primary	Government	1155	0.6 km
Antonio Park Primary School	Primary	Government	1137	1.0 km
St James' School	Primary	Catholic	1139	1.3 km
St John's School	Primary	Catholic	1095	1.8 km
Vermont Primary School	Primary	Government	1161	1.9 km
Vermont Secondary College	Secondary	Government	1122	2.2 km
Our Lady of Perpetual Help School	Primary	Catholic	981	2.2 km
Mitcham Primary School	Primary	Government	1127	2.3 km
Aquinas College	Secondary	Catholic	1085	2.3 km
Marlborough Primary School	Primary	Government	1037	2.5 km
Mount Pleasant Road Nunawading Primary School	Primary	Government	1133	2.5 km
Great Ryrie Primary School	Primary	Government	1072	2.5 km

NEARBY HOSPITALS (WITHIN 5 KM)

Hospital	Public/Private	Distance
Mitcham Private Hospital	Private	2.0 km
Wantirna Health	Public	3.0 km
Knox Private Hospital	Private	3.2 km
Ringwood Private Hospital	Private	3.4 km
Vermont Private Hospital	Private	3.8 km
Maroondah Hospital	Public	4.5 km

CONNECTIVITY

Public Transport & Major Roads — MITCHAM

TRAIN STATIONS

Station	Distance
Heatherdale	0.80 km
Mitcham	1.60 km
Ringwood	2.01 km

BUS ROUTES

Route	Nearest Stop	Distance
Bus 742	Kulnine Ave/Heatherdale Rd	0.42 km
Bus 901	Heatherdale Road/Whitehorse Road	0.86 km
Bus 740	Andrew St/Canterbury Rd	0.96 km

MAJOR ROADS

Road	Type	Distance
EastLink	Freeway	0.73 km
Whitehorse Road	Arterial	0.86 km
Maroondah Highway	Arterial	0.91 km
Canterbury Road	Main Road	0.92 km
Mitcham Road	Main Road	1.28 km
Doncaster East Road	Arterial	1.46 km

LIFESTYLE

Parks & Local Amenities — MITCHAM

PARKS & OPEN SPACE

Name	Distance
Heatherdale Retarding Basin	0.28 km
Heatherdale Retarding Basin	0.32 km
Heatherdale Retarding Basin	0.32 km
Heatherdale Reserve playground	0.32 km
Orient Avenue Playground	0.33 km
Heatherdale Reserve	0.41 km
Heatherdale Recreation and Bowls Club	0.45 km
Avon Avenue Reserve	0.62 km

SUPERMARKETS & RETAIL

Name	Distance
IGA	1.33 km
Mr Rhino Supermarket	1.41 km
Mr Rhino Supermarket	1.41 km
Coles	1.48 km
NQR	1.53 km
Ringwood Square Shopping Centre	1.56 km
Aldi	1.58 km
KT Mart Asian Grocery	1.67 km

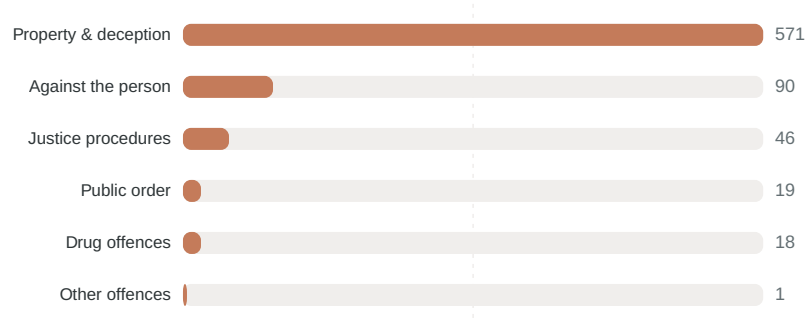
Source: OpenStreetMap Overpass API ›

SAFETY

Crime & Safety — MITCHAM (Whitehorse)

745 ▲ vs 2022
RECORDED INCIDENTS (JUNE 2026)

INCIDENTS BY OFFENCE TYPE



Source: Crime Statistics Agency, Victorian Government — Criminal incidents, CC BY 4.0 ›