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	24 Reserve Avenue, Mitcham Vic 3132

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $820,000 & $870,000

Median sale price

Median price $1,200,000 Property Type House Suburb Mitcham

Period - From 01/01/2025 to 31/03/2025 Source REIV

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 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	28 Forster St MITCHAM 3132	$835,000	17/04/2025
2	89 Willis Ct VERMONT 3133	$860,000	11/02/2025
3	40b Churinga Av MITCHAM 3132	$861,000	11/11/2024

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 six months.~~

This Statement of Information was prepared on: 28/04/2025 11:38

24 Reserve Avenue, Mitcham Vic 3132



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Property Type:
Divorce/Estate/Family Transfers
Land Size: 359 sqm approx

Agent Comments

Indicative Selling Price
$820,000 - $870,000
Median House Price
March quarter 2025: $1,200,000

Comparable Properties



28 Forster St MITCHAM 3132 (REI)

3 1 3

Price: $835,000
Method: Private Sale
Date: 17/04/2025
Property Type: House
Land Size: 399 sqm approx

Agent Comments



89 Willis Ct VERMONT 3133 (REI)

3 1 2

Price: $860,000
Method: Private Sale
Date: 11/02/2025
Property Type: Townhouse (Single)
Land Size: 313 sqm approx

Agent Comments



40b Churinga Av MITCHAM 3132 (REI/VG)

3 1 2

Price: $861,000
Method: Sold Before Auction
Date: 11/11/2024
Property Type: Unit
Land Size: 289 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9722 7166 | F: 03 9722 7008

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