

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

1/3 Avon Avenue, Mitcham Vic 3132

Indicative selling price

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

Range between \$980,000 & \$1,050,000

Median sale price

Median price \$802,500

Property Type Unit

Suburb Mitcham

Period - From 01/07/2024

to 30/06/2025

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	2/14 Churinga Av MITCHAM 3132	\$1,105,000	23/08/2025
2	5/18 Harrison St MITCHAM 3132	\$1,026,000	20/06/2025
3	21 Ferguson St MITCHAM 3132	\$920,000	29/03/2025

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:

10/09/2025 11:53



 3  2  2

Property Type: Unit
Agent Comments

Indicative Selling Price

\$980,000 - \$1,050,000

Median Unit Price

Year ending June 2025: \$802,500

Comparable Properties



2/14 Churinga Av MITCHAM 3132 (REI)

Agent Comments

 3  2  2

Price: \$1,105,000

Method: Private Sale

Date: 23/08/2025

Property Type: House

Land Size: 285 sqm approx



5/18 Harrison St MITCHAM 3132 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,026,000

Method: Private Sale

Date: 20/06/2025

Property Type: Unit

Land Size: 472 sqm approx



21 Ferguson St MITCHAM 3132 (REI/VG)

Agent Comments

 3  2  1

Price: \$920,000

Method: Auction Sale

Date: 29/03/2025

Property Type: House (Res)

Land Size: 306 sqm approx

Account - Barry Plant | P: 03 9874 3355