

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

3/46 Carween Avenue, Mitcham Vic 3132

Indicative selling price

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

Range between

\$1,050,000

&

\$1,150,000

Median sale price

Median price

\$959,000

Property Type

Townhouse

Suburb

Mitcham

Period - From

03/02/2025

to

02/02/2026

Source

Property Data

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	3/6 Premier Av VERNON 3133	\$1,130,000	06/01/2026
2	2/7 Owen St MITCHAM 3132	\$960,000	25/10/2025
3	2/14 Churinga Av MITCHAM 3132	\$1,105,000	23/08/2025

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:

03/02/2026 11:14

**Property Type:** Townhouse**Land Size:** 252 sqm approx[Agent Comments](#)**Indicative Selling Price**

\$1,050,000 - \$1,150,000

Median Townhouse Price

03/02/2025 - 02/02/2026: \$959,000

Comparable Properties

**3/6 Premier Av VERNONT 3133 (REI)****Price:** \$1,130,000**Method:** Private Sale**Date:** 06/01/2026**Property Type:** Unit**Land Size:** 305 sqm approx[Agent Comments](#)**2/7 Owen St MITCHAM 3132 (REI/VG)****Price:** \$960,000**Method:** Auction Sale**Date:** 25/10/2025**Property Type:** Unit[Agent Comments](#)**2/14 Churinga Av MITCHAM 3132 (REI/VG)****Price:** \$1,105,000**Method:** Private Sale**Date:** 23/08/2025**Property Type:** House**Land Size:** 285 sqm approx[Agent Comments](#)

[Account](#) - Barry Plant | P: 03 9874 3355