

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 VERMONT 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



 3  2  2

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 VERMONT 3133 (REI)

Agent Comments

 3  2  2

Price: \$1,130,000

Method: Private Sale

Date: 06/01/2026

Property Type: Unit

Land Size: 305 sqm approx



2/7 Owen St MITCHAM 3132 (REI/VG)

Agent Comments

 3  2  2

Price: \$960,000

Method: Auction Sale

Date: 25/10/2025

Property Type: Unit



2/14 Churinga Av MITCHAM 3132 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,105,000

Method: Private Sale

Date: 23/08/2025

Property Type: House

Land Size: 285 sqm approx

Account - Barry Plant | P: 03 9874 3355