

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 Churinga Avenue, Mitcham Vic 3132

Indicative selling price

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

Range between \$1,950,000

&

\$2,100,000

Median sale price

Median price \$1,203,500

Property Type House

Suburb Mitcham

Period - From 09/09/2024

to

08/09/2025

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	2 Lucknow Ct MITCHAM 3132	\$1,850,000	30/08/2025
2	33 Philip St VERMONT 3133	\$2,260,000	17/05/2025
3	11 Ronald St MITCHAM 3132	\$2,200,000	14/05/2025

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:

09/09/2025 17:03



 4  2  2

Property Type: House
Agent Comments

Indicative Selling Price
\$1,950,000 - \$2,100,000
Median House Price
09/09/2024 - 08/09/2025: \$1,203,500

Comparable Properties



2 Lucknow Ct MITCHAM 3132 (REI)

Agent Comments

 4  2  2

Price: \$1,850,000
Method: Auction Sale
Date: 30/08/2025
Property Type: House (Res)
Land Size: 620 sqm approx



33 Philip St VERMONT 3133 (REI/VG)

Agent Comments

 4  3  2

Price: \$2,260,000
Method: Auction Sale
Date: 17/05/2025
Property Type: House (Res)
Land Size: 597 sqm approx



11 Ronald St MITCHAM 3132 (REI)

Agent Comments

 4  3  2

Price: \$2,200,000
Method: Sold Before Auction
Date: 14/05/2025
Property Type: House
Land Size: 683 sqm approx

Account - Barry Plant | P: 03 9874 3355