

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

39 Churinga Avenue, Mitcham Vic 3132

Indicative selling price

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

Range between \$2,450,000

&

\$2,650,000

Median sale price

Median price \$1,249,500

Property Type House

Suburb Mitcham

Period - From 10/09/2025

to

09/09/2026

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	9 Willow Av MITCHAM 3132	\$2,732,000	27/10/2025
2			
3			

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:

10/09/2026 13:47



 5  3  2

Property Type: House
Land Size: 888 sqm approx

Indicative Selling Price
\$2,450,000 - \$2,650,000
Median House Price
10/09/2025 - 09/09/2026: \$1,249,500

Agent Comments

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.

Comparable Properties



9 Willow Av MITCHAM 3132 (REI/VG)

Agent Comments

 5  3  2

Price: \$2,732,000
Method: Private Sale
Date: 27/10/2025
Property Type: House (Res)
Land Size: 668 sqm approx

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.