

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

2/36 Kulnine Avenue, Mitcham Vic 3132

Indicative selling price

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

Range between

\$750,000

&

\$820,000

Median sale price

Median price

\$884,000

Property Type

Unit

Suburb

Mitcham

Period - From

01/10/2025

to

31/12/2025

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	3/26 Forster St MITCHAM 3132	\$797,000	21/03/2026
2	1/69 Churinga Av MITCHAM 3132	\$771,000	02/12/2025
3	1/55 Churinga Av MITCHAM 3132	\$880,000	02/12/2025

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:

07/04/2026 12:52



 2  1  1

Property Type: Unit
Land Size: 319 sqm approx
Agent Comments

Indicative Selling Price
\$750,000 - \$820,000
Median Unit Price
December quarter 2025: \$884,000

Comparable Properties



3/26 Forster St MITCHAM 3132 (REI)

Agent Comments

 2  1  1

Price: \$797,000
Method: Auction Sale
Date: 21/03/2026
Rooms: 3
Property Type: Unit
Land Size: 352 sqm approx



1/69 Churinga Av MITCHAM 3132 (REI/VG)

Agent Comments

 3  2  1

Price: \$771,000
Method: Private Sale
Date: 02/12/2025
Property Type: Unit
Land Size: 372 sqm approx



1/55 Churinga Av MITCHAM 3132 (REI/VG)

Agent Comments

 3  1  2

Price: \$880,000
Method: Private Sale
Date: 02/12/2025
Property Type: Unit
Land Size: 318 sqm approx

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