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	2/24 Orient Avenue, Mitcham Vic 3132

Indicative selling price

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

Single price $960,000

Median sale price

Median price $950,500 Property Type Unit Suburb Mitcham

Period - From 01/01/2026 to 31/03/2026 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	3/23 Percy St MITCHAM 3132	$950,000	28/03/2026
2	3/46 Carween Av MITCHAM 3132	$1,125,000	28/02/2026
3	1/21 Mcghee Av MITCHAM 3132	$895,000	29/01/2026

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: 27/04/2026 15:29

2/24 Orient Avenue, Mitcham Vic 3132



3 2 2

Property Type: Unit
Land Size: 326 sqm approx

Agent Comments

Indicative Selling Price
$960,000
Median Unit Price
March quarter 2026: $950,500

Comparable Properties



3/23 Percy St MITCHAM 3132 (REI)

3 2 2

Price: $950,000
Method: Auction Sale
Date: 28/03/2026
Property Type: Townhouse (Res)

Agent Comments



3/46 Carween Av MITCHAM 3132 (REI)

3 2 2

Price: $1,125,000
Method: Auction Sale
Date: 28/02/2026
Property Type: Unit
Land Size: 252 sqm approx

Agent Comments



1/21 Mcghee Av MITCHAM 3132 (REI/VG)

3 1 1

Price: $895,000
Method: Private Sale
Date: 29/01/2026
Property Type: Unit
Land Size: 327 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9874 3355

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