

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

66 Ormond Avenue, Mitcham Vic 3132

Indicative selling price

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

Range between \$1,150,000

&

\$1,250,000

Median sale price

Median price \$1,270,000

Property Type House

Suburb Mitcham

Period - From 01/04/2026

to

30/06/2026

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	417 Springfield Rd MITCHAM 3132	\$1,249,000	23/05/2026
2	12 Gunyah Rd BLACKBURN NORTH 3130	\$1,160,000	02/04/2026
3	29 Dunfield Av MITCHAM 3132	\$1,225,000	24/03/2026

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:

27/08/2026 15:50



 5  1  2

Property Type: House
Land Size: 586 sqm approx
Agent Comments

Indicative Selling Price
\$1,150,000 - \$1,250,000
Median House Price
June quarter 2026: \$1,270,000

Comparable Properties



417 Springfield Rd MITCHAM 3132 (REI)

Agent Comments

 5  2  2

Price: \$1,249,000
Method: Private Sale
Date: 23/05/2026
Property Type: House (Res)
Land Size: 612 sqm approx



12 Gunyah Rd BLACKBURN NORTH 3130 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,160,000
Method: Private Sale
Date: 02/04/2026
Property Type: House
Land Size: 585 sqm approx



29 Dunfield Av MITCHAM 3132 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,225,000
Method: Private Sale
Date: 24/03/2026
Property Type: House (Res)
Land Size: 540 sqm approx

Account - Barry Plant | P: 03 9874 3355