

# 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

23 Vernal Avenue, Mitcham Vic 3132

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,100,000 & \$1,200,000

### Median sale price

Median price \$1,250,000 Property Type House 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	21 View Rd VERMONT 3133	\$1,100,000	30/03/2026
2	16 Munro St MITCHAM 3132	\$1,101,000	28/02/2026
3	10 Langford Av MITCHAM 3132	\$1,285,000	08/11/2025

**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:

30/04/2026 14:38



Vernal Ave

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 3    1    1

**Property Type:** House  
**Land Size:** 675 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,100,000 - \$1,200,000  
**Median House Price**  
 March quarter 2026: \$1,250,000

## Comparable Properties



**21 View Rd VERMONT 3133 (REI)**

Agent Comments

 3    1    2

**Price:** \$1,100,000  
**Method:** Private Sale  
**Date:** 30/03/2026  
**Property Type:** House  
**Land Size:** 785 sqm approx



**16 Munro St MITCHAM 3132 (REI)**

Agent Comments

 3    1    3

**Price:** \$1,101,000  
**Method:** Auction Sale  
**Date:** 28/02/2026  
**Property Type:** House (Res)



**10 Langford Av MITCHAM 3132 (REI/VG)**

Agent Comments

 3    1    1

**Price:** \$1,285,000  
**Method:** Auction Sale  
**Date:** 08/11/2025  
**Property Type:** House (Res)  
**Land Size:** 676 sqm approx

Account - Barry Plant | P: 03 9874 3355