

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

2/3 AVON AVENUE MITCHAM VIC 3132

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$900,000

&

\$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$800,000

Property type

Unit

Suburb

Mitcham

Period-from

01 Aug 2024

to

31 Jul 2025

Source

Cotality

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 6 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

7/8 HARRISON STREET MITCHAM VIC 3132	\$990,000	15-May-25
21 FERGUSON STREET MITCHAM VIC 3132	\$920,000	29-Mar-25
4/13 GARDEN AVENUE MITCHAM VIC 3132	\$965,000	31-Mar-25

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 6 months.~~

This Statement of Information was prepared on: 27 August 2025


**7/8 HARRISON STREET MITCHAM
VIC 3132**
 3  2  2

Sold Price

\$990,000

Sold Date

15-May-25

Distance

0.96km

**21 FERGUSON STREET MITCHAM
VIC 3132**
 3  2  1

Sold Price

\$920,000

Sold Date

29-Mar-25

Distance

0.74km

**4/13 GARDEN AVENUE MITCHAM
VIC 3132**
 3  2  2

Sold Price

\$965,000

Sold Date

31-Mar-25

Distance

0.3km
RS = Recent sale

UN = Undisclosed Sale

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