

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

Range between \$900,000 & \$990,000

Median sale price

Median price \$812,500 Property Type Unit Suburb Mitcham

Period - From 09/04/2025 to 08/04/2026 Source Property Data

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: 09/04/2026 17:00



 3  2  2

Property Type: Unit
Land Size: 326 sqm approx
Agent Comments

Indicative Selling Price
\$900,000 - \$990,000
Median Unit Price
09/04/2025 - 08/04/2026: \$812,500

Comparable Properties



3/23 Percy St MITCHAM 3132 (REI)

Agent Comments

 3  2  2

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



3/46 Carween Av MITCHAM 3132 (REI)

Agent Comments

 3  2  2

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



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

Agent Comments

 3  1  1

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

Account - Barry Plant | P: 03 9874 3355