

# 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

1/3 James 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)

Single price \$750,000

### Median sale price

Median price \$842,000

Property Type Unit

Suburb Mitcham

Period - From 01/04/2025

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	27 Purches St MITCHAM 3132	\$770,000	18/04/2026
2	3/26 Forster St MITCHAM 3132	\$797,000	21/03/2026
3	3/5 Tarrangower Av MITCHAM 3132	\$810,000	06/12/2025

**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 09:18

1/3 James Avenue, Mitcham Vic 3132

Steven Zervas  
0423767621  
steven@heavyside.co



 2  1  1

**Property Type:** House (Res)

Agent Comments

**Indicative Selling Price**

\$750,000

**Median Unit Price**

Year ending March 2026: \$842,000

## Comparable Properties



**27 Purches St MITCHAM 3132 (REI)**

Agent Comments

 2  1  1

**Price:** \$770,000

**Method:** Auction Sale

**Date:** 18/04/2026

**Property Type:** House (Res)

**Land Size:** 318 sqm approx



**3/26 Forster St MITCHAM 3132 (REI)**

Agent Comments

 2  1  1

**Price:** \$797,000

**Method:** Auction Sale

**Date:** 21/03/2026

**Rooms:** 3

**Property Type:** Unit

**Land Size:** 352 sqm approx



**3/5 Tarrangower Av MITCHAM 3132 (REI/VG)**

Agent Comments

 2  1  1

**Price:** \$810,000

**Method:** Auction Sale

**Date:** 06/12/2025

**Property Type:** Unit

**Land Size:** 413 sqm approx

Account - Heavyside



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