

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

4/35 Orient Avenue, Mitcham Vic 3132

Indicative selling price

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

Range between \$720,000 & \$780,000

Median sale price

Median price \$800,000

Property Type Unit

Suburb Mitcham

Period - From 01/04/2025

to 30/06/2025

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	2/32-34 Burnett St MITCHAM 3132	\$800,000	19/07/2025
2	4/36 Mount Pleasant Rd NUNAWADING 3131	\$700,000	13/03/2025
3	2/5 Orient Av MITCHAM 3132	\$777,000	01/03/2025

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:

21/07/2025 13:23

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Indicative Selling Price

\$720,000 - \$780,000

Median Unit Price

June quarter 2025: \$800,000



2 1 1

Property Type: Townhouse
(Single)

Land Size: 212 sqm approx

Agent Comments

Comparable Properties



2/32-34 Burnett St MITCHAM 3132 (REI)

Agent Comments

2 1 2

Price: \$800,000

Method: Auction Sale

Date: 19/07/2025

Property Type: Unit



4/36 Mount Pleasant Rd NUNAWADING 3131 (REI/VG)

Agent Comments

2 1 1

Price: \$700,000

Method: Private Sale

Date: 13/03/2025

Property Type: Unit

Land Size: 133 sqm approx



2/5 Orient Av MITCHAM 3132 (REI/VG)

Agent Comments

2 1 1

Price: \$777,000

Method: Auction Sale

Date: 01/03/2025

Property Type: Unit

Account - Jellis Craig | P: (03) 9908 5700