

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

55 Orient Avenue, Mitcham Vic 3132

Indicative selling price

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

Range between \$1,220,000

&

\$1,290,000

Median sale price

Median price \$1,214,250

Property Type House

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	1b Beaumont St VERMONT 3133	\$1,227,000	12/07/2025
2	32 Wattle Valley Rd MITCHAM 3132	\$1,250,000	27/06/2025
3	21 Sharrow Rd MITCHAM 3132	\$1,280,000	24/06/2025

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:

30/07/2025 14:25

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Indicative Selling Price

\$1,220,000 - \$1,290,000

Median House Price

June quarter 2025: \$1,214,250



 4  2  2

Property Type: House

Land Size: 537 sqm approx

Agent Comments

Comparable Properties



1b Beaumont St VERMONT 3133 (REI)

Agent Comments

 3  2  2

Price: \$1,227,000

Method: Auction Sale

Date: 12/07/2025

Property Type: House (Res)

Land Size: 535 sqm approx



32 Wattle Valley Rd MITCHAM 3132 (REI)

Agent Comments

 4  2  1

Price: \$1,250,000

Method: Private Sale

Date: 27/06/2025

Property Type: House

Land Size: 714 sqm approx



21 Sharrow Rd MITCHAM 3132 (REI)

Agent Comments

 4  2  2

Price: \$1,280,000

Method: Private Sale

Date: 24/06/2025

Property Type: House (Res)

Land Size: 639 sqm approx

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