

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

27 Reserve Avenue, Mitcham Vic 3132

Indicative selling price

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

Range between

\$1,390,000

&

\$1,490,000

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	7 Chasta Cr MITCHAM 3132	\$1,510,000	28/06/2025
2	15 Owen St MITCHAM 3132	\$1,500,000	10/05/2025
3	1 Florida Ct MITCHAM 3132	\$1,390,000	12/04/2025

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:

29/07/2025 14:48

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Indicative Selling Price

\$1,390,000 - \$1,490,000

Median House Price

June quarter 2025: \$1,214,250



4 2 2

Property Type: House
Land Size: 646 sqm approx
Agent Comments

Comparable Properties



7 Chasta Cr MITCHAM 3132 (REI)

Agent Comments

4 2 3

Price: \$1,510,000
Method: Auction Sale
Date: 28/06/2025
Property Type: House (Res)
Land Size: 648 sqm approx



15 Owen St MITCHAM 3132 (REI)

Agent Comments

5 2 2

Price: \$1,500,000
Method: Auction Sale
Date: 10/05/2025
Property Type: House (Res)
Land Size: 599 sqm approx



1 Florida Ct MITCHAM 3132 (REI/VG)

Agent Comments

5 2 2

Price: \$1,390,000
Method: Auction Sale
Date: 12/04/2025
Property Type: House (Res)
Land Size: 617 sqm approx