

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

3/55 Carween Avenue, Mitcham Vic 3132

Indicative selling price

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

Range between \$680,000

&

\$720,000

Median sale price

Median price \$802,500

Property Type Unit

Suburb Mitcham

Period - From 01/07/2024

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	2/1 Menin Rd NUNAWADING 3131	\$741,000	05/06/2025
2	2/27 Victoria Av MITCHAM 3132	\$660,000	22/03/2025
3	2/377 Mitcham Rd MITCHAM 3132	\$722,000	14/02/2025

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:

08/07/2025 19:47



2 1 2

Rooms: 4
Property Type: Unit
Agent Comments

Indicative Selling Price
\$680,000 - \$720,000
Median Unit Price
Year ending June 2025: \$802,500

Comparable Properties



2/1 Menin Rd NUNAWADING 3131 (REI)

Agent Comments

2 1 2

Price: \$741,000
Method: Private Sale
Date: 05/06/2025
Property Type: Unit
Land Size: 211 sqm approx



2/27 Victoria Av MITCHAM 3132 (REI/VG)

Agent Comments

2 1 2

Price: \$660,000
Method: Auction Sale
Date: 22/03/2025
Property Type: Unit



2/377 Mitcham Rd MITCHAM 3132 (REI/VG)

Agent Comments

2 1 1

Price: \$722,000
Method: Sold Before Auction
Date: 14/02/2025
Property Type: Unit