Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address	55 Orient Avenue, Mitcham Vic 3132
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$1,150,000	&	\$1,250,000

Median sale price

Median price	\$1,214,250	Pro	perty 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 1/16 Warnes Rd MITCHAM 3132	\$1,207,500	14/06/2025
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2	10 Irvine St MITCHAM 3132	\$1,250,000	28/03/2025
3	22 Simpson St MITCHAM 3132	\$1,240,000	20/03/2025

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:	14/07/2025 15:41









Rooms: 2

Property Type: house Land Size: 543 sqm approx

Agent Comments

Indicative Selling Price \$1,150,000 - \$1,250,000 **Median House Price** June quarter 2025: \$1,214,250

Comparable Properties



1/16 Warnes Rd MITCHAM 3132 (REI)

Agent Comments

Price: \$1,207,500 Method: Auction Sale Date: 14/06/2025

Property Type: House (Res) Land Size: 321 sqm approx



10 Irvine St MITCHAM 3132 (REI/VG)

Agent Comments

Price: \$1,250,000 Method: Private Sale Date: 28/03/2025 Property Type: House Land Size: 426 sqm approx



22 Simpson St MITCHAM 3132 (REI)

Agent Comments

Price: \$1,240,000 Method: Auction Sale Date: 20/03/2025

Property Type: House (Res) Land Size: 454 sqm approx

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





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