

# 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 Culwell Avenue, Mitcham Vic 3132

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

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

### 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	12 Cochrane St MITCHAM 3132	\$785,000	27/06/2025
2	1/18 Cook Rd MITCHAM 3132	\$842,000	14/06/2025
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:

22/07/2025 00:57



2 1 1

**Property Type:** House  
**Land Size:** 254 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$720,000 - \$780,000  
**Median Unit Price**  
Year ending June 2025: \$802,500

## Comparable Properties



**12 Cochrane St MITCHAM 3132 (REI)**

**Agent Comments**

2 1 1

**Price:** \$785,000  
**Method:** Private Sale  
**Date:** 27/06/2025  
**Property Type:** House  
**Land Size:** 266 sqm approx



**1/18 Cook Rd MITCHAM 3132 (REI)**

**Agent Comments**

2 1 2

**Price:** \$842,000  
**Method:** Auction Sale  
**Date:** 14/06/2025  
**Property Type:** Townhouse (Res)



**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