

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

1/3 James Avenue, Mitcham Vic 3132

Indicative selling price

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

Range between \$700,000

&

\$770,000

Median sale price

Median price \$832,000

Property Type Unit

Suburb Mitcham

Period - From 01/01/2025

to 31/12/2025

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	3/26 Forster St MITCHAM 3132	\$797,000	21/03/2026
2	3/5 Tarrangower Av MITCHAM 3132	\$810,000	06/12/2025
3	2/1 Rupert St MITCHAM 3132	\$728,000	01/11/2025

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:

24/03/2026 14:09

1/3 James Avenue, Mitcham Vic 3132

Steven Zervas
0423767621
steven@heavyside.co



 2  1  1

Property Type: Villa Unit

Agent Comments

Indicative Selling Price

\$700,000 - \$770,000

Median Unit Price

Year ending December 2025: \$832,000

Comparable Properties



3/26 Forster St MITCHAM 3132 (REI)

Agent Comments

 2  1  1

Price: \$797,000

Method: Auction Sale

Date: 21/03/2026

Rooms: 3

Property Type: Unit

Land Size: 352 sqm approx



3/5 Tarrangower Av MITCHAM 3132 (REI/VG)

Agent Comments

 2  1  1

Price: \$810,000

Method: Auction Sale

Date: 06/12/2025

Property Type: Unit

Land Size: 413 sqm approx



2/1 Rupert St MITCHAM 3132 (REI/VG)

Agent Comments

 2  1  2

Price: \$728,000

Method: Auction Sale

Date: 01/11/2025

Property Type: Unit

Account - Heavyside



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