

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 Orient Avenue, Mitcham Vic 3132

Indicative selling price

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

Range between \$590,000

&

\$640,000

Median sale price

Median price \$817,500

Property Type Unit

Suburb Mitcham

Period - From 04/05/2025

to

03/05/2026

Source Property Data

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	7/39-41 Mount Pleasant Rd NUNAWADING 3131	\$590,000	20/04/2026
2	3/2 Rupert St MITCHAM 3132	\$670,000	14/04/2026
3	2/62 Carween Av MITCHAM 3132	\$639,500	30/03/2026

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:

04/05/2026 12:55

Miranda Bailey

9908 5700

0431 535 009

mirandabailey@jellisrcraig.com.au

Indicative Selling Price

\$590,000 - \$640,000

Median Unit Price

04/05/2025 - 03/05/2026: \$817,500



 2  1  1

Property Type: Unit

Land Size: 105 sqm approx

Agent Comments

Comparable Properties



7/39-41 Mount Pleasant Rd NUNAWADING 3131 (REI)

Agent Comments

 2  1  1

Price: \$590,000

Method: Private Sale

Date: 20/04/2026

Property Type: Unit



3/2 Rupert St MITCHAM 3132 (REI)

Agent Comments

 2  1  1

Price: \$670,000

Method: Private Sale

Date: 14/04/2026

Property Type: Unit



2/62 Carween Av MITCHAM 3132 (REI)

Agent Comments

 2  1  1

Price: \$639,500

Method: Private Sale

Date: 30/03/2026

Property Type: Unit

Land Size: 112 sqm approx

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