

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

17 Salvana Avenue, Mitcham Vic 3132

Indicative selling price

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

Range between \$1,200,000

&

\$1,300,000

Median sale price

Median price \$1,270,000

Property Type House

Suburb Mitcham

Period - From 01/04/2026

to 30/06/2026

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	33 Closter Av NUNAWADING 3131	\$1,180,000	17/06/2026
2	10 Haddon Ct MITCHAM 3132	\$1,455,000	06/06/2026
3	38 Argyle St DONVALE 3111	\$1,287,500	02/05/2026

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:

14/08/2026 12:29



 5  2  4

Property Type: House
Land Size: 605 sqm approx
Agent Comments

Indicative Selling Price
\$1,200,000 - \$1,300,000
Median House Price
June quarter 2026: \$1,270,000

Comparable Properties



33 Closter Av NUNAWADING 3131 (REI)

Agent Comments

 4  2  2

Price: \$1,180,000
Method: Sold Before Auction
Date: 17/06/2026
Property Type: House (Res)
Land Size: 430 sqm approx



10 Haddon Ct MITCHAM 3132 (REI/VG)

Agent Comments

 4  2  4

Price: \$1,455,000
Method: Private Sale
Date: 06/06/2026
Property Type: House
Land Size: 640 sqm approx



38 Argyle St DONVALE 3111 (REI/VG)

Agent Comments

 4  1  2

Price: \$1,287,500
Method: Auction Sale
Date: 02/05/2026
Property Type: House (Res)
Land Size: 655 sqm approx

Account - Barry Plant | P: 03 9874 3355