

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

2 Vernal Avenue, Mitcham Vic 3132

Indicative selling price

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

Range between \$1,700,000

&

\$1,800,000

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	1 Ryecroft Ct VERMONT 3133	\$1,515,000	14/07/2026
2	656 Canterbury Rd VERMONT 3133	\$1,392,500	17/06/2026
3	16 Owen St MITCHAM 3132	\$1,570,000	28/05/2026

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:

20/07/2026 15:16



 6  2  2

Property Type: House
Land Size: 1042 sqm approx
Agent Comments

Indicative Selling Price
\$1,700,000 - \$1,800,000
Median House Price
June quarter 2026: \$1,270,000

Comparable Properties



1 Ryecroft Ct VERMONT 3133 (REI)

Agent Comments

 4  2  2

Price: \$1,515,000
Method: Private Sale
Date: 14/07/2026
Property Type: House
Land Size: 879 sqm approx



656 Canterbury Rd VERMONT 3133 (REI)

Agent Comments

 4  2  2

Price: \$1,392,500
Method: Private Sale
Date: 17/06/2026
Property Type: House
Land Size: 1200 sqm approx



16 Owen St MITCHAM 3132 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,570,000
Method: Sold Before Auction
Date: 28/05/2026
Property Type: House (Res)
Land Size: 720 sqm approx

Account - Barry Plant | P: 03 9842 8888