

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

1a Aroona Avenue, Mitcham Vic 3132

Indicative selling price

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

Range between \$1,480,000 & \$1,580,000

Median sale price

Median price \$1,242,000 Property Type House Suburb Mitcham

Period - From 22/04/2025 to 21/04/2026 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	7a Alern Ct NUNAWADING 3131	\$1,550,000	11/03/2026
2	53 Dunlavin Rd MITCHAM 3132	\$1,521,000	07/03/2026
3	2/42 Linlithgow St MITCHAM 3132	\$1,436,000	21/02/2026

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:

22/04/2026 11:56



 4  3  3

Property Type: House
Land Size: 400 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,480,000 - \$1,580,000
Median House Price
 22/04/2025 - 21/04/2026: \$1,242,000

Comparable Properties



7a Alern Ct NUNAWADING 3131 (REI)

Agent Comments

 4  3  2

Price: \$1,550,000
Method: Sold Before Auction
Date: 11/03/2026
Property Type: House (Res)
Land Size: 617 sqm approx



53 Dunlavin Rd MITCHAM 3132 (REI)

Agent Comments

 4  3  2

Price: \$1,521,000
Method: Auction Sale
Date: 07/03/2026
Property Type: House (Res)
Land Size: 367 sqm approx



2/42 Linlithgow St MITCHAM 3132 (REI)

Agent Comments

 4  3  2

Price: \$1,436,000
Method: Auction Sale
Date: 21/02/2026
Property Type: Townhouse (Res)

Account - Barry Plant | P: 03 9874 3355