

# 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

1B Aroona Avenue, Mitcham Vic 3132

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,050,000 & \$1,150,000

### Median sale price

Median price \$959,000 Property Type Townhouse Suburb Mitcham

Period - From 04/02/2025 to 03/02/2026 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	2/30 Warnes Rd MITCHAM 3132	\$1,085,000	20/09/2025
2	1/24 Dudley St MITCHAM 3132	\$1,125,800	27/08/2025
3	1/21 Ian Cr MITCHAM 3132	\$1,250,000	21/08/2025

**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: 04/02/2026 10:51

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**Indicative Selling Price**

\$1,050,000 - \$1,150,000

**Median Townhouse Price**

04/02/2025 - 03/02/2026: \$959,000



**Property Type:** Townhouse

**Land Size:** 224 sqm approx

Agent Comments

## Comparable Properties



**2/30 Warnes Rd MITCHAM 3132 (REI/VG)**

Agent Comments



**Price:** \$1,085,000

**Method:** Auction Sale

**Date:** 20/09/2025

**Property Type:** Townhouse (Single)

**Land Size:** 230 sqm approx



**1/24 Dudley St MITCHAM 3132 (REI/VG)**

Agent Comments



**Price:** \$1,125,800

**Method:** Private Sale

**Date:** 27/08/2025

**Property Type:** Townhouse (Res)

**Land Size:** 304 sqm approx



**1/21 Ian Cr MITCHAM 3132 (REI/VG)**

Agent Comments



**Price:** \$1,250,000

**Method:** Auction Sale

**Date:** 21/08/2025

**Property Type:** Townhouse (Res)

**Land Size:** 294 sqm approx

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



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