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	1/33 CARWEEN AVENUE MITCHAM VIC 3132

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$730,000	&	$790,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$802,500	Property type	Unit	Suburb	Mitcham
Period-from	01 Oct 2024	to	30 Sep 2025	Source	Cotality

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 6 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
2/55 CARWEEN AVENUE MITCHAM VIC 3132	$730,000	04-Oct-25
2/503 MITCHAM ROAD MITCHAM VIC 3132	$766,000	25-Aug-25
3/606 MITCHAM ROAD MITCHAM VIC 3132	$750,000	23-Jul-25

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 6 months.~~

This Statement of Information was prepared on: 18 October 2025

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2/55 CARWEEN AVENUE MITCHAM VIC 3132

2 1 2

Sold Price RS **$730,000** UN

Sold Date **04-Oct-25**

Distance **0.23km**



2/503 MITCHAM ROAD MITCHAM VIC 3132

2 1 1

Sold Price RS **$766,000** UN

Sold Date **25-Aug-25**

Distance **0.61km**



3/606 MITCHAM ROAD MITCHAM VIC 3132

2 1 1

Sold Price **$750,000**

Sold Date **23-Jul-25**

Distance **0.5km**

RS = Recent sale **UN** = Undisclosed Sale

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