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	2b Aroona Avenue, Mitcham Vic 3132

Indicative selling price

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

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

Median sale price

Median price $988,000 Property Type Townhouse Suburb Mitcham

Period - From 10/03/2025 to 09/03/2026 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	1/11 Hopetoun St MITCHAM 3132	$1,120,000	28/02/2026
2	1/2 Cook Rd MITCHAM 3132	$1,225,000	02/02/2026
3	27 Dunlavin Rd MITCHAM 3132	$1,172,300	23/12/2025

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: 10/03/2026 15:49

2b Aroona Avenue, Mitcham Vic 3132

JellisCraig

Miranda Bailey
9908 5700
0431 535 009
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4 3 2

Property Type: Townhouse
Land Size: 224 sqm approx

Agent Comments

Indicative Selling Price
$1,050,000 - $1,150,000
Median Townhouse Price
10/03/2025 - 09/03/2026: $988,000

Comparable Properties



1/11 Hopetoun St MITCHAM 3132 (REI)

3 2 2

Price: $1,120,000
Method: Auction Sale
Date: 28/02/2026
Property Type: Townhouse (Res)
Land Size: 280 sqm approx

Agent Comments



1/2 Cook Rd MITCHAM 3132 (REI/VG)

4 3 2

Price: $1,225,000
Method: Private Sale
Date: 02/02/2026
Rooms: 11
Property Type: Townhouse (Res)

Agent Comments



27 Dunlavin Rd MITCHAM 3132 (REI)

4 3 2

Price: $1,172,300
Method: Private Sale
Date: 23/12/2025
Property Type: Townhouse (Single)
Land Size: 366 sqm approx

Agent Comments

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