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	21 Ronald Street, Mitcham Vic 3132

Indicative selling price

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

Range between $750,000 & $810,000

Median sale price

Median price $1,250,000 Property Type House Suburb Mitcham

Period - From 01/07/2025 to 30/09/2025 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	2/55 Carween Av MITCHAM 3132	$730,000	04/10/2025
2	3/55 Carween Av MITCHAM 3132	$805,000	30/08/2025
3	4/35 Orient Av MITCHAM 3132	$815,000	16/08/2025

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: 07/10/2025 15:03

21 Ronald Street, Mitcham Vic 3132

Nelson Alexander



Property Type:
Agent Comments

Indicative Selling Price
$750,000 - $810,000
Median House Price
September quarter 2025: $1,250,000

Comparable Properties



2/55 Carween Av MITCHAM 3132 (REI)

2 | 1 | 2

Price: $730,000
Method: Auction Sale
Date: 04/10/2025
Property Type: Unit
Land Size: 155 sqm approx

Agent Comments



3/55 Carween Av MITCHAM 3132 (REI/VG)

2 | 1 | 2

Price: $805,000
Method: Auction Sale
Date: 30/08/2025
Property Type: Unit

Agent Comments



4/35 Orient Av MITCHAM 3132 (REI)

2 | 1 | 1

Price: $815,000
Method: Auction Sale
Date: 16/08/2025
Property Type: Unit

Agent Comments

Account - Nelson Alexander | P: 03 98548888 | F: 03 94177408

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