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	2a Vernal Avenue, Mitcham Vic 3132

Indicative selling price

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

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

Median sale price

Median price $805,000 Property Type Unit 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	2/14 Churinga Av MITCHAM 3132	$1,105,000	23/08/2025
2	2/48 Shady Gr NUNAWADING 3131	$970,000	10/07/2025
3	5/18 Harrison St MITCHAM 3132	$1,026,000	20/06/2025

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: 30/10/2025 12:04

2a Vernal Avenue, Mitcham Vic 3132



3 2 2

Property Type: Unit
Land Size: 327 sqm approx

Agent Comments

Indicative Selling Price
$1,000,000 - $1,050,000
Median Unit Price
September quarter 2025: $805,000

Comparable Properties



2/14 Churinga Av MITCHAM 3132 (REI)

3 2 2

Price: $1,105,000
Method: Private Sale
Date: 23/08/2025
Property Type: House
Land Size: 285 sqm approx

Agent Comments

2/48 Shady Gr NUNAWADING 3131 (VG)

3 - -

Price: $970,000
Method: Sale
Date: 10/07/2025
Property Type: Flat/Unit/Apartment (Res)

Agent Comments



5/18 Harrison St MITCHAM 3132 (REI/VG)

3 2 2

Price: $1,026,000
Method: Private Sale
Date: 20/06/2025
Property Type: Unit
Land Size: 472 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9874 3355

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