

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

2/5 Orient Avenue, Mitcham Vic 3132

Indicative selling price

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

Range between

\$730,000

&

\$770,000

Median sale price

Median price

\$752,500

Property Type

Unit

Suburb

Mitcham

Period - From

01/10/2024

to

31/12/2024

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	4/670 Canterbury Rd VERMONT 3133	\$700,000	25/11/2024
2	3/11 Creek Rd MITCHAM 3132	\$762,000	05/10/2024
3	2/14 Weigela Ct FOREST HILL 3131	\$798,000	10/08/2024

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:

12/02/2025 15:25

Michael Steenhuis
(03) 9842 8888
0400 499 601

msteenhuis@barryplant.com.au

Indicative Selling Price

\$730,000 - \$770,000

Median Unit Price

December quarter 2024: \$752,500



2 1 1

Property Type: Unit

Agent Comments

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.

Comparable Properties



4/670 Canterbury Rd VERMONT 3133 (REI)

Agent Comments

2 1 1

Price: \$700,000

Method: Sold Before Auction

Date: 25/11/2024

Property Type: Unit

Land Size: 255 sqm approx



3/11 Creek Rd MITCHAM 3132 (REI/VG)

Agent Comments

2 1 1

Price: \$762,000

Method: Auction Sale

Date: 05/10/2024

Property Type: Unit



2/14 Weigela Ct FOREST HILL 3131 (REI/VG)

Agent Comments

2 1 1

Price: \$798,000

Method: Auction Sale

Date: 10/08/2024

Property Type: Unit

Land Size: 247 sqm approx

Account - Barry Plant | P: 03 9842 8888