

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

1/69 Churinga Avenue, Mitcham Vic 3132

Indicative selling price

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

Range between

\$750,000

&

\$820,000

Median sale price

Median price

\$783,500

Property Type

Unit

Suburb

Mitcham

Period - From

07/11/2024

to

06/11/2025

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	1/167 Wantirna Rd RINGWOOD 3134	\$720,000	01/10/2025
2	2/8 Norman St MITCHAM 3132	\$880,500	10/09/2025
3	30 Forster St MITCHAM 3132	\$825,000	09/08/2025

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:

07/11/2025 17:31



 3  2  1

Property Type: Unit
Land Size: 372 sqm approx
Agent Comments

Indicative Selling Price
\$750,000 - \$820,000
Median Unit Price
07/11/2024 - 06/11/2025: \$783,500

Comparable Properties

1/167 Wantirna Rd RINGWOOD 3134 (VG)

Agent Comments

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Price: \$720,000
Method: Sale
Date: 01/10/2025
Property Type: Flat/Unit/Apartment (Res)



2/8 Norman St MITCHAM 3132 (REI/VG)

Agent Comments

 3  2  1

Price: \$880,500
Method: Sold Before Auction
Date: 10/09/2025
Property Type: Unit



30 Forster St MITCHAM 3132 (REI/VG)

Agent Comments

 3  1  1

Price: \$825,000
Method: Private Sale
Date: 09/08/2025
Property Type: House
Land Size: 354 sqm approx

Account - Barry Plant | P: 03 9874 3355