Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered t	for sale
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Address	1/69 Churinga Avenue, Mitcham Vic 3132
Including suburb and	
postcode	
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Indicative selling price

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

Range between \$750,000	&	\$820,000
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Median sale price

Median price	\$783,500	Pro	perty Type Ur	iit		Suburb	Mitcham
Period - From	07/11/2024	to	06/11/2025	So	urce	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

Add	dress 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 comparableproperties 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





Indicative Selling Price





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

\$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

Price: \$720,000 Method: Sale Date: 01/10/2025

Property Type: Flat/Unit/Apartment (Res)

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

Price: \$880,500

Date: 10/09/2025 Property Type: Unit



Method: Sold Before Auction



Agent Comments

30 Forster St MITCHAM 3132 (REI/VG)







Agent Comments

Method: Private Sale Date: 09/08/2025 Property Type: House Land Size: 354 sqm approx

Price: \$825,000

Account - Barry Plant | P: 03 9874 3355





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