

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

4 FERRIS AVENUE MITCHAM VIC 3132

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$1,391,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,181,500

Property type

House

Suburb

Mitcham

Period-from

01 Sep 2024

to

31 Aug 2025

Source

Cotality

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 6 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

7 SOMERS STREET MITCHAM VIC 3132	\$1,385,000	15-Aug-25
12 WALWA STREET MITCHAM VIC 3132	\$1,282,000	08-Mar-25
55 ORIENT AVENUE MITCHAM VIC 3132	\$1,365,000	09-Aug-25

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 6 months.~~

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7 SOMERS STREET MITCHAM VIC 3132

Sold Price ^{RS} **\$1,385,000** ^{UN} Sold Date **15-Aug-25**

4 1 2

Distance **0.41km**



12 WALWA STREET MITCHAM VIC 3132

Sold Price **\$1,282,000** Sold Date **08-Mar-25**

3 1 1

Distance **1.06km**



55 ORIENT AVENUE MITCHAM VIC 3132

Sold Price ^{RS} **\$1,365,000** Sold Date **09-Aug-25**

4 2 2

Distance **0.18km**

RS = Recent sale **UN** = Undisclosed Sale

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