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	86 Orient Avenue, Mitcham Vic 3132
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,000,000	&	\$1,100,000
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Median sale price

Median price	\$1,250,000	Pro	perty Type	House		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	112 Brunswick Rd MITCHAM 3132	\$1,095,000	30/08/2025
2	88 Maidstone St RINGWOOD 3134	\$1,075,000	11/08/2025
3	86 Willis Ct VERMONT 3133	\$1,095,000	14/06/2025

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:	06/11/2025 16:05











Rooms: 4

Property Type: House (Res) **Land Size:** 623 sqm approx

Agent Comments

Indicative Selling Price \$1,000,000 - \$1,100,000 Median House Price September quarter 2025: \$1,250,000

Comparable Properties



112 Brunswick Rd MITCHAM 3132 (REI/VG)







2

Agent Comments

Price: \$1,095,000 Method: Auction Sale Date: 30/08/2025 Property Type: House Land Size: 619 sqm approx

88 Maidstone St RINGWOOD 3134 (REI/VG)







2

Agent Comments

Price: \$1,075,000 Method: Private Sale Date: 11/08/2025 Property Type: House Land Size: 594 sqm approx



86 Willis Ct VERMONT 3133 (REI)

3





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Price: \$1,095,000
Method: Auction Sale
Date: 14/06/2025
Property Type: Unit

Land Size: 682 sqm approx

Agent Comments

Account - McGrath Doncaster | P: 03 8822 6188



