

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

9/81-97 Mitcham Road, Donvale Vic 3111

Indicative selling price

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

Range between \$650,000 & \$700,000

Median sale price

Median price \$830,000 Property Type Unit Suburb Donvale

Period - From 01/04/2024 to 31/03/2025 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	15/81-97 Mitcham Rd DONVALE 3111	\$698,000	11/06/2025
2	8/6 Lisbeth Av DONVALE 3111	\$655,000	23/05/2025
3	5/195 Mitcham Rd DONVALE 3111	\$700,000	15/03/2025

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:

27/06/2025 16:16

9/81-97 Mitcham Road, Donvale Vic 3111



2 2 1

Rooms: 5
Property Type: Townhouse (Res)
Land Size: 149 sqm approx
Agent Comments

Indicative Selling Price
\$650,000 - \$700,000
Median Unit Price
Year ending March 2025: \$830,000

Comparable Properties



15/81-97 Mitcham Rd DONVALE 3111 (REI)

Agent Comments

2 1 1

Price: \$698,000
Method: Private Sale
Date: 11/06/2025
Property Type: Townhouse (Res)



8/6 Lisbeth Av DONVALE 3111 (REI)

Agent Comments

2 1 1

Price: \$655,000
Method: Private Sale
Date: 23/05/2025
Property Type: Unit



5/195 Mitcham Rd DONVALE 3111 (REI/VG)

Agent Comments

2 1 2

Price: \$700,000
Method: Auction Sale
Date: 15/03/2025
Property Type: Townhouse (Res)
Land Size: 264 sqm approx

Account - Biggin & Scott Manningham | P: 03 9841 9000 | F: 03 9841 9320



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