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

5/122 Mitcham Road, Donvale Vic 3111

Indicative selling price

For the meaning	of this price see	consumer.vic.gov.a	u/underquot	ting				
Range betweer	\$570,000	&	\$620,000	0				
Median sale price								
Median price	\$730,000	Property Type Un	it	Suburb	Donvale			
Period - From	01/01/2025	to 31/03/2025] So	ource 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.

Ad	dress of comparable property	Price	Date of sale
1	1/122 Mitcham Rd DONVALE 3111	\$505,000	07/04/2025
2	102/1 Mitcham Rd DONVALE 3111	\$750,000	28/02/2025
3	2/1137-1139 Doncaster Rd DONVALE 3111	\$624,250	15/11/2024

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:

26/06/2025 17:01









Property Type: Apartment Agent Comments Indicative Selling Price \$570,000 - \$620,000 Median Unit Price March quarter 2025: \$730,000

Comparable Properties

1/122 Mitcham Rd DONVALE 3111 (REI/VG) 1 1 2 1 Price: \$505,000 Method: Private Sale Date: 07/04/2025 Property Type: Apartment	Agent Comments
102/1 Mitcham Rd DONVALE 3111 (REI/VG) 2 2 2 Price: \$750,000 Method: Private Sale Date: 28/02/2025 Property Type: Apartment	Agent Comments
2/1137-1139 Doncaster Rd DONVALE 3111 (REI) 2 1 1 1 Price: \$624,250 Method: Private Sale Date: 15/11/2024 Property Type: Apartment	Agent Comments

Account - Barry Plant | P: 03 9842 8888



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