

# 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.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$570,000

&

\$620,000

### Median sale price

Median price

\$730,000

Property Type

Unit

Suburb

Donvale

Period - From

01/01/2025

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	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



 2  2  1

**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)**

**Agent Comments**

 2  2  1

**Price:** \$505,000

**Method:** Private Sale

**Date:** 07/04/2025

**Property Type:** Apartment



**102/1 Mitcham Rd DONVALE 3111 (REI/VG)**

**Agent Comments**

 2  2  1

**Price:** \$750,000

**Method:** Private Sale

**Date:** 28/02/2025

**Property Type:** Apartment



**2/1137-1139 Doncaster Rd DONVALE 3111 (REI)**

**Agent Comments**

 2  1  1

**Price:** \$624,250

**Method:** Private Sale

**Date:** 15/11/2024

**Property Type:** Apartment

**Account - Barry Plant** | P: 03 9842 8888