

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

202/1 Mitcham Road, Donvale Vic 3111

Indicative selling price

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

Range between

\$750,000

&

\$800,000

Median sale price

Median price

\$892,500

Property Type

Unit

Suburb

Donvale

Period - From

01/04/2025

to

30/06/2025

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	106/1 Mitcham Rd DONVALE 3111	\$848,300	04/08/2025
2	105/1058 Doncaster Rd DONCASTER EAST 3109	\$599,000	27/06/2025
3	102/1 Mitcham Rd DONVALE 3111	\$750,000	28/02/2025

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:

05/08/2025 12:38

 2  2  1

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$750,000 - \$800,000
Median Unit Price
June quarter 2025: \$892,500

Comparable Properties



106/1 Mitcham Rd DONVALE 3111 (REI)

Agent Comments

 2  2  2

Price: \$848,300
Method:
Date: 04/08/2025
Property Type: Apartment



105/1058 Doncaster Rd DONCASTER EAST 3109 (REI)

Agent Comments

 2  2  1

Price: \$599,000
Method: Private Sale
Date: 27/06/2025
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