

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

28/81-97 Mitcham Road, Donvale Vic 3111

Indicative selling price

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

Range between

\$480,000

&

\$520,000

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	21/885-889 Doncaster Rd DONCASTER EAST 3109	\$480,000	20/05/2025
2	1/122 Mitcham Rd DONVALE 3111	\$505,000	07/04/2025
3	203/1042 Doncaster Rd DONCASTER EAST 3109	\$455,000	26/03/2025

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:

30/06/2025 14:31



Property Type: Apartment

Agent Comments

Comparable Properties



21/885-889 Doncaster Rd DONCASTER EAST 3109 (REI) Agent Comments



Price: \$480,000

Method: Private Sale

Date: 20/05/2025

Property Type: Apartment



1/122 Mitcham Rd DONVALE 3111 (REI/VG)

Agent Comments



Price: \$505,000

Method: Private Sale

Date: 07/04/2025

Property Type: Apartment



203/1042 Doncaster Rd DONCASTER EAST 3109 (REI/VG)

Agent Comments



Price: \$455,000

Method: Private Sale

Date: 26/03/2025

Property Type: Apartment