Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered t	for sale
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Address	28/81-97 Mitcham Road, Donvale Vic 3111
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$480,000	&	\$520,000
Range between	\$480,000	&	\$520,000

Median sale price

Median price	\$730,000	Pro	perty 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

Add	dress 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 comparableproperties 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





Sam Kocuk 8841 4888 0419 311 222 samkocuk@jelliscraig.com.au

Indicative Selling Price \$480,000 - \$520,000 Median Unit Price March quarter 2025: \$730,000



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Property Type: Apartment Agent Comments

Comparable Properties



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

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Price: \$480,000 Method: Private Sale Date: 20/05/2025

Property Type: Apartment



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

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Price: \$505,000 **Method:** Private Sale **Date:** 07/04/2025

Property Type: Apartment

Agent Comments



203/1042 Doncaster Rd DONCASTER EAST 3109

(REI/VG)



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Price: \$455,000 Method: Private Sale Date: 26/03/2025

Property Type: Apartment

Agent Comments

Account - Jellis Craig | P: 03 8841 4888





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