

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

33/28-30 Mitcham Road, Donvale Vic 3111

Indicative selling price

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

Range between \$850,000 & \$880,000

Median sale price

Median price \$830,000 Property Type Unit Suburb Donvale

Period - From 01/04/2024 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	5/27 Dryden St DONCASTER EAST 3109	\$825,000	29/03/2025
2	1/5 Blanche Ct DONCASTER EAST 3109	\$845,000	01/02/2025
3	1/1 Ruth St DONVALE 3111	\$921,000	15/03/2025

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:

24/06/2025 14:39

33/28-30 Mitcham Road, Donvale Vic 3111

**Jellis
Craig**

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Indicative Selling Price

\$850,000 - \$880,000

Median Unit Price

Year ending March 2025: \$830,000



 2  1  1

Property Type: Unit

Agent Comments

Comparable Properties



5/27 Dryden St DONCASTER EAST 3109 (REI/VG)

Agent Comments

 2  1  2

Price: \$825,000

Method: Private Sale

Date: 29/03/2025

Property Type: Unit

Land Size: 317 sqm approx



1/5 Blanche Ct DONCASTER EAST 3109 (REI)

Agent Comments

 3  1  1

Price: \$845,000

Method: Auction Sale

Date: 01/02/2025

Property Type: Unit

Land Size: 312 sqm approx



1/1 Ruth St DONVALE 3111 (REI/VG)

Agent Comments

 3  2  1

Price: \$921,000

Method: Auction Sale

Date: 15/03/2025

Property Type: Unit

Land Size: 334 sqm approx

Account - Jellis Craig | P: 03 8841 4888



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