

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

9/163 Mitcham Road, Donvale Vic 3111

Indicative selling price

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

Range between

\$780,000

&

\$840,000

Median sale price

Median price

\$842,500

Property Type

Unit

Suburb

Donvale

Period - From

01/07/2024

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	1/5 Sonia St DONVALE 3111	\$766,000	12/07/2025
2	4/205-213 Mitcham Rd DONVALE 3111	\$842,500	21/06/2025
3	2/26 Harrison St MITCHAM 3132	\$728,000	08/05/2025

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:

12/08/2025 11:53



 3  2  2

Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$780,000 - \$840,000

Median Unit Price

Year ending June 2025: \$842,500

Comparable Properties



1/5 Sonia St DONVALE 3111 (REI)

Agent Comments

 3  1  1

Price: \$766,000

Method: Auction Sale

Date: 12/07/2025

Property Type: Unit



4/205-213 Mitcham Rd DONVALE 3111 (REI)

Agent Comments

 3  2  2

Price: \$842,500

Method: Auction Sale

Date: 21/06/2025

Property Type: Townhouse (Res)



2/26 Harrison St MITCHAM 3132 (REI/VG)

Agent Comments

 3  1  1

Price: \$728,000

Method: Private Sale

Date: 08/05/2025

Property Type: Townhouse (Single)

Account - Barry Plant | P: 03 9842 8888