

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 6/61 Doncaster East Road, Mitcham Vic 3132

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 \$830,000 Property Type Unit Suburb Mitcham

Period - From 01/07/2024 to 30/09/2024 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	5/61 Doncaster East Rd MITCHAM 3132	\$550,000	21/08/2024
2	2/24 Mount Pleasant Rd NUNAWADING 3131	\$518,000	20/08/2024
3	3/14-16 Mcghee Av MITCHAM 3132	\$600,000	03/08/2024

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: 13/11/2024 17:02



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Property Type: Unit
Agent Comments

Indicative Selling Price
\$480,000 - \$520,000
Median Unit Price
September quarter 2024: \$830,000

Comparable Properties



5/61 Doncaster East Rd MITCHAM 3132 (REI/VG)

[Agent Comments](#)

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Price: \$550,000
Method: Sold Before Auction
Date: 21/08/2024
Property Type: Unit



2/24 Mount Pleasant Rd NUNAWADING 3131 (REI/VG)

[Agent Comments](#)

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Price: \$518,000
Method: Private Sale
Date: 20/08/2024
Property Type: Unit



3/14-16 Mcghee Av MITCHAM 3132 (REI)

[Agent Comments](#)

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Price: \$600,000
Method: Auction Sale
Date: 03/08/2024
Property Type: Unit

Account - Barry Plant | P: 03 9842 8888