

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

102/1 Mitcham Road, Donvale Vic 3111

Indicative selling price

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

Single price \$749,000

Median sale price

Median price \$907,500

Property Type Unit

Suburb Donvale

Period - From 01/10/2024

to 31/12/2024

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	2/1137-1139 Doncaster Rd DONVALE 3111	\$624,250	15/11/2024
2	3/1091 Doncaster Rd DONCASTER EAST 3109	\$640,000	17/09/2024
3	8/148 Mitcham Rd DONVALE 3111	\$637,500	27/08/2024

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:

11/02/2025 17:23



 2
  2
  1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$749,000

Median Unit Price

December quarter 2024: \$907,500

Comparable Properties



2/1137-1139 Doncaster Rd DONVALE 3111 (REI)

Agent Comments

 2
  1
  1

Price: \$624,250

Method: Private Sale

Date: 15/11/2024

Property Type: Apartment



3/1091 Doncaster Rd DONCASTER EAST 3109 (REI/VG)

Agent Comments

 2
  2
  1

Price: \$640,000

Method: Private Sale

Date: 17/09/2024

Property Type: Unit

8/148 Mitcham Rd DONVALE 3111 (VG)

Agent Comments

 2
  -
  -

Price: \$637,500

Method: Sale

Date: 27/08/2024

Property Type: Flat/Unit/Apartment (Res)

Account - Barry Plant | P: 03 9842 8888



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