# 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

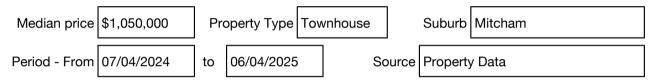
6/11 Doncaster East Road, Mitcham Vic 3132

## Indicative selling price

	consumer.vic.gov.a	

Single price \$725,000

#### Median sale price



## 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	3/8 Tarrangower Av MITCHAM 3132	\$755,000	27/02/2025
2	3/5-7 Casella St MITCHAM 3132	\$755,000	01/11/2024
3	8/385 Mitcham Rd MITCHAM 3132	\$750,000	14/10/2024

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:

07/04/2025 14:54



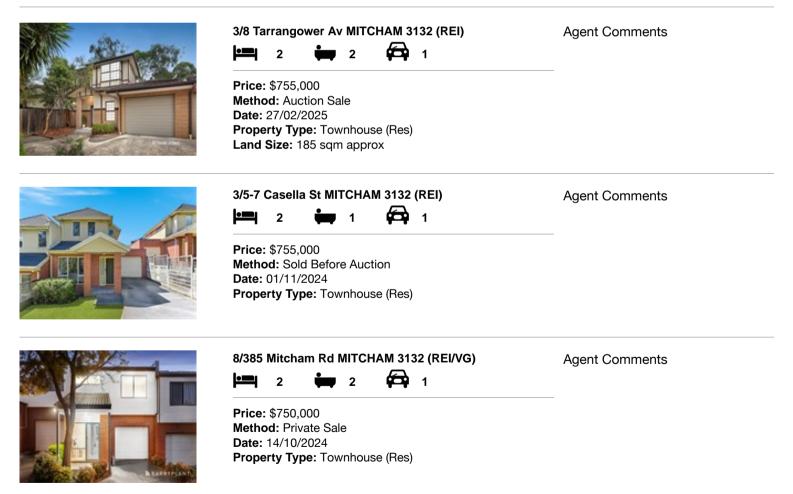






Property Type: Townhouse Agent Comments Indicative Selling Price \$725,000 Median Townhouse Price 07/04/2024 - 06/04/2025: \$1,050,000

# **Comparable Properties**



Account - Barry Plant | P: 03 9842 8888



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