

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

11/163 Mitcham Road, Donvale Vic 3111

Indicative selling price

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

Range between \$690,000

&

\$730,000

Median sale price

Median price \$851,000

Property Type Unit

Suburb Donvale

Period - From 01/01/2024

to 31/03/2024

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	1/37 Chippewa Av DONVALE 3111	\$730,000	10/02/2024
2	2/7 Compton St MITCHAM 3132	\$723,000	09/12/2023
3	2/4 Chippewa Av DONVALE 3111	\$710,000	08/12/2023

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:

15/04/2024 09:24



2
 1
 1

Property Type: Unit
Land Size: 269 sqm approx
 Agent Comments

Indicative Selling Price
 \$690,000 - \$730,000
Median Unit Price
 March quarter 2024: \$851,000

Comparable Properties



1/37 Chippewa Av DONVALE 3111 (REI)

Agent Comments

2
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 2

Price: \$730,000
Method: Private Sale
Date: 10/02/2024
Property Type: Unit
Land Size: 371 sqm approx



2/7 Compton St MITCHAM 3132 (REI/VG)

Agent Comments

2
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 1

Price: \$723,000
Method: Auction Sale
Date: 09/12/2023
Property Type: Unit
Land Size: 196 sqm approx



2/4 Chippewa Av DONVALE 3111 (REI/VG)

Agent Comments

2
 1
 1

Price: \$710,000
Method: Sold Before Auction
Date: 08/12/2023
Property Type: Unit
Land Size: 257 sqm approx

Account - Woodards | P: 03 9842 1188 | F: 03 9842 1799