### 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	26/81-97 Mitcham Road, Donvale Vic 3111
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$400,000	&	\$440,000
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#### Median sale price

Median price	\$907,500	Pro	perty 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

Address of comparable property		Price	Date of sale
1	33/81-97 Mitcham Rd DONVALE 3111	\$445,000	31/12/2024
2	42/81-97 Mitcham Rd DONVALE 3111	\$527,500	08/11/2024
3	30/81-97 Mitcham Rd DONVALE 3111	\$475,000	31/10/2024

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	13/03/2025 14:07





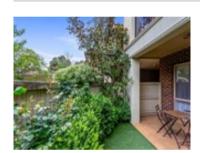




Property Type: Unit **Agent Comments** 

**Indicative Selling Price** \$400,000 - \$440,000 **Median Unit Price** December quarter 2024: \$907,500

# Comparable Properties



33/81-97 Mitcham Rd DONVALE 3111 (REI)

**Agent Comments** 

Price: \$445,000 Method: Private Sale Date: 31/12/2024

Property Type: Apartment

42/81-97 Mitcham Rd DONVALE 3111 (REI)

2



**Agent Comments** 

Price: \$527,500 Method: Private Sale Date: 08/11/2024

Property Type: Apartment



30/81-97 Mitcham Rd DONVALE 3111 (REI)

Price: \$475,000 Method: Private Sale

Date: 31/10/2024 Property Type: Apartment **Agent Comments** 

Account - Barry Plant | P: 03 9842 8888



