

# 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](https://consumer.vic.gov.au/underquoting)

Single price

\$695,000

### Median sale price

Median price

\$846,500

Property Type

Unit

Suburb

Donvale

Period - From

01/04/2024

to

30/06/2024

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	8a Edward St MITCHAM 3132	\$662,000	29/06/2024
2	8/24 Harrison St MITCHAM 3132	\$620,000	07/06/2024
3	2/340-342 Springfield Rd NUNAWADING 3131	\$660,000	02/03/2024

**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.~~

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2 1 1

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

Indicative Selling Price  
\$695,000  
Median Unit Price  
June quarter 2024: \$846,500

## Comparable Properties



8a Edward St MITCHAM 3132 (REI)

Agent Comments

2 1 1

Price: \$662,000  
Method: Auction Sale  
Date: 29/06/2024  
Property Type: Unit



8/24 Harrison St MITCHAM 3132 (REI)

Agent Comments

2 1 1

Price: \$620,000  
Method: Sold Before Auction  
Date: 07/06/2024  
Property Type: Unit



2/340-342 Springfield Rd NUNAWADING 3131 (REI)

Agent Comments

2 1 2

Price: \$660,000  
Method: Auction Sale  
Date: 02/03/2024  
Property Type: Unit  
Land Size: 138 sqm approx