

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

20 Mitcham Road, Donvale

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$1,225,000

Median sale price

Median price \$1,750,000

Property type House

Suburb Donvale

Period - From 1/10/2023

to

31/12/2023

Source REIV

Comparable property sales

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. 6 Hamal Street, Donvale	\$ 1,238,000	13/10/2023
2. 21 Glika Street, Donvale	\$ 1,160,000	12/11/2023
3. 72 Roy Street, Donvale	\$ 1,150,000	12/10/2023

This Statement of Information was prepared on: 14/02/2024

Comparable properties



\$ 1,238,000

6 Hamal Street, Donvale, Victoria

DATE: 13/10/2023

PROPERTY TYPE: HOUSE



4



1



2



660 sqm



\$ 1,160,000

21 Glika Street, Donvale, Victoria

DATE: 12/11/2023

PROPERTY TYPE: HOUSE



5



3



2



652 sqm



\$ 1,150,000

72 Roy Street, Donvale, Victoria

DATE: 12/10/2023

PROPERTY TYPE: HOUSE



4



2



2



665 sqm x

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Our Difference



Average of only
21 days on market



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marketing fees



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guarantee