

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

101/1 Mitcham Road, Donvale Vic 3111

Indicative selling price

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

Range between \$1,180,000

&

\$1,250,000

Median sale price

Median price \$750,000

Property Type Unit

Suburb Donvale

Period - From 01/01/2026

to 31/03/2026

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	G01/1 Mitcham Rd DONVALE 3111	\$1,191,500	24/04/2026
2	308/1 Mitcham Rd DONVALE 3111	\$1,110,000	22/10/2025
3	301/1 Mitcham Rd DONVALE 3111	\$1,418,000	14/10/2025

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:

21/05/2026 09:34



 3
  2
  2

Property Type: Apartment

Agent Comments

Indicative Selling Price
 \$1,180,000 - \$1,250,000
Median Unit Price
 March quarter 2026: \$750,000

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.

Comparable Properties



G01/1 Mitcham Rd DONVALE 3111 (REI)

Agent Comments

 3
  2
  2

Price: \$1,191,500

Method: Private Sale

Date: 24/04/2026

Property Type: Apartment



308/1 Mitcham Rd DONVALE 3111 (REI/VG)

Agent Comments

 2
  2
  2

Price: \$1,110,000

Method: Private Sale

Date: 22/10/2025

Property Type: Apartment



301/1 Mitcham Rd DONVALE 3111 (REI/VG)

Agent Comments

 3
  3
  2

Price: \$1,418,000

Method: Private Sale

Date: 14/10/2025

Property Type: Apartment

Account - Barry Plant | P: 03 9842 8888