

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

12/148 MITCHAM ROAD DONVALE VIC 3111

Indicative selling price

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

Single Price

or range
between

\$530,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$800,000

Property type

Unit

Suburb

Donvale

Period-from

01 Nov 2024

to

31 Oct 2025

Source

Cotality

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 6 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

5/122 MITCHAM ROAD DONVALE VIC 3111	\$570,000	20-Sep-25
6/1091 DONCASTER ROAD DONCASTER EAST VIC 3109	\$540,000	02-Aug-25
105/1058 DONCASTER ROAD DONCASTER EAST VIC 3109	\$599,000	14-Jun-25

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 6 months.~~

This Statement of Information was prepared on: 12 November 2025

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**5/122 MITCHAM ROAD DONVALE
VIC 3111**

 2  2  1

Sold Price

\$570,000

Sold Date **20-Sep-25**

Distance **0.27km**



**6/1091 DONCASTER ROAD
DONCASTER EAST VIC 3109**

 2  2  1

Sold Price

\$540,000

Sold Date **02-Aug-25**

Distance **1.78km**



**105/1058 DONCASTER ROAD
DONCASTER EAST VIC 3109**

 2  2  1

Sold Price

\$599,000

Sold Date **14-Jun-25**

Distance **1.97km**

RS = Recent sale

UN = Undisclosed Sale

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