

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

123/3-11 Mitchell Street, Doncaster East Vic 3109

Indicative selling price

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

Range between \$620,000 & \$650,000

Median sale price

Median price \$697,500 Property Type Unit Suburb Doncaster East

Period - From 01/04/2025 to 30/06/2025 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	1012/642 Doncaster Rd DONCASTER 3108	\$650,000	04/09/2025
2	222/3 Mitchell St DONCASTER EAST 3109	\$625,000	24/06/2025
3	218/642 Doncaster Rd DONCASTER 3108	\$620,000	21/06/2025

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:

09/09/2025 12:08

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Indicative Selling Price

\$620,000 - \$650,000

Median Unit Price

June quarter 2025: \$697,500

**Property Type:** Strata Unit/Flat

Agent Comments

Comparable Properties

**1012/642 Doncaster Rd DONCASTER 3108 (REI)**

Agent Comments

**Price:** \$650,000**Method:** Private Sale**Date:** 04/09/2025**Property Type:** Apartment**222/3 Mitchell St DONCASTER EAST 3109 (VG)**

Agent Comments

**Price:** \$625,000**Method:** Sale**Date:** 24/06/2025**Property Type:** Flat/Unit/Apartment (Res)**218/642 Doncaster Rd DONCASTER 3108 (VG)**

Agent Comments

**Price:** \$620,000**Method:** Sale**Date:** 21/06/2025**Property Type:** Flat/Unit/Apartment (Res)