## 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

15/81-97 Mitcham Road, Donvale Vic 3111

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ting		
Range betweer	\$620,000		&		\$680,000			
Median sale p	rice							
Median price	\$730,000	Pro	operty Type	Unit			Suburb	Donvale
Period - From	01/01/2025	to	31/03/2025		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	5/195 Mitcham Rd DONVALE 3111	\$700,000	15/03/2025
2	1/24-26 Springvale Rd NUNAWADING 3131	\$668,000	07/03/2025
3	3/199 Mitcham Rd DONVALE 3111	\$640,000	25/02/2025

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:

05/05/2025 12:47



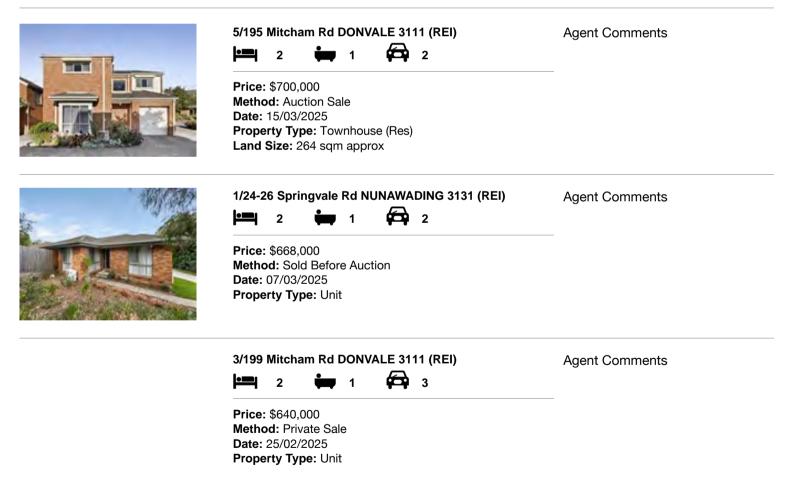






Rooms: 4 Property Type: Townhouse (Res) Land Size: 180 sqm approx Agent Comments Indicative Selling Price \$620,000 - \$680,000 Median Unit Price March quarter 2025: \$730,000

# **Comparable Properties**



Account - Barry Plant | P: 03 9842 8888



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