Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

	202/3 Mitchell Street, Doncaster East Vic 3109
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$620,000	&	\$682,000
	40 =0,000	<u> </u>	+++++++++++++++++++++++++++++++++++++

Median sale price

Median price	\$935,000	Pro	perty Type	Unit		Suburb	Doncaster East
Period - From	01/10/2024	to	30/09/2025		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

Add	dress of comparable property	Price	Date of sale
1	123/3-11 Mitchell St DONCASTER EAST 3109	\$638,000	16/09/2025
2	222/3 Mitchell St DONCASTER EAST 3109	\$625,000	24/06/2025
3	222/3 Mitchell St DONCASTER EAST 3109	\$625,000	24/06/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	14/10/2025 16:17













Property Type: Apartment **Land Size:** 3667 sqm approx

Agent Comments

Indicative Selling Price \$620,000 - \$682,000 Median Unit Price Year ending September 2025: \$935,000

Comparable Properties



123/3-11 Mitchell St DONCASTER EAST 3109 (REI)

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Agent Comments

Price: \$638,000 Method: Private Sale Date: 16/09/2025

Property Type: Apartment



222/3 Mitchell St DONCASTER EAST 3109 (VG)

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Agent Comments

Price: \$625,000 **Method:** Sale **Date:** 24/06/2025

Property Type: Flat/Unit/Apartment (Res)



222/3 Mitchell St DONCASTER EAST 3109 (VG)

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Agent Comments

Price: \$625,000 Method: Sale Date: 24/06/2025

Property Type: Flat/Unit/Apartment (Res)

Account - RT Edgar Boroondara | P: 88882000





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