Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale										
Including subu		204/37	Churchill Street, Doncaster East Vic 3109							
Indicative selling price										
For the meaning of this price see consumer.vic.gov.au/underquoting										
Range between \$830		,000		&		\$890,000				
Median sale price										
Median price	\$650,00	00	Pro	perty Type	Unit			Suburb	Doncaster East	
Period - From	20/10/2	024	to	19/10/2025		So	urce	Property	Data Data	

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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	106/1 Mitcham Rd DONVALE 3111	\$848,300	02/08/2025
2			
3			

OR

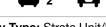
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	20/10/2025 14:24









Property Type: Strata Unit/Flat Land Size: 119 sqm approx **Agent Comments**

Indicative Selling Price \$830,000 - \$890,000 **Median Unit Price** 20/10/2024 - 19/10/2025: \$650,000

Comparable Properties



106/1 Mitcham Rd DONVALE 3111 (REI)



Agent Comments

Price: \$848,300 Method: Private Sale Date: 02/08/2025

Property Type: Apartment

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.

Account - Noel Jones | P: 03 98487888 | F: 03 98487472



