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 suburb and postcode

Address 6/11 Doncaster East Road, Mitcham Vic 3132

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	n \$650,000		&		\$695,000					
Median sale price										
Median price	\$941,500	Pro	operty Type	Том	/nhouse		Suburb	Mitcham		
Period - From	23/06/2024	to	22/06/2025		So	ource	Property	/ 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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ado	dress of comparable property	Price	Date of sale
1	15/81-97 Mitcham Rd DONVALE 3111	\$698,000	11/06/2025
2	3/8 Tarrangower Av MITCHAM 3132	\$755,000	27/02/2025
3	3/5-7 Casella St MITCHAM 3132	\$755,000	01/11/2024

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:

23/06/2025 17:00









Property Type: Townhouse Agent Comments Indicative Selling Price \$650,000 - \$695,000 Median Townhouse Price 23/06/2024 - 22/06/2025: \$941,500

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.

Comparable Properties

15/81-97 Mitcham Rd DONVALE 3111 (REI) 1 2 1 Price: \$698,000 Method: Private Sale Date: 11/06/2025 Property Type: Townhouse (Res)	Agent Comments
3/8 Tarrangower Av MITCHAM 3132 (REI/VG) Image: 2 2 Price: \$755,000 Method: Auction Sale Date: 27/02/2025 Property Type: Townhouse (Res) Land Size: 185 sqm approx	Agent Comments
3/5-7 Casella St MITCHAM 3132 (REI) 2 1 Price: \$755,000 Method: Sold Before Auction Date: 01/11/2024 Property Type: Townhouse (Res)	Agent Comments

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