

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

7/19-21 Mitcham Road, Donvale Vic 3111

Indicative selling price

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

Range between \$870,000

&

\$950,000

Median sale price

Median price \$907,500

Property Type Unit

Suburb Donvale

Period - From 01/10/2024

to 31/12/2024

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	1/8 Ireland Av DONCASTER EAST 3109	\$857,000	23/09/2024
2	4/6-8 Lisbeth Av DONVALE 3111	\$880,000	14/09/2024
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:

06/03/2025 15:43

7/19-21 Mitcham Road, Donvale Vic 3111

**Jellis
Craig**

Pina Kara

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Indicative Selling Price

\$870,000 - \$950,000

Median Unit Price

December quarter 2024: \$907,500



3 1 1

Rooms: 5

Property Type: Unit

Agent Comments

Comparable Properties



1/8 Ireland Av DONCASTER EAST 3109 (REI/VG)

3 1 1

Price: \$857,000

Method: Private Sale

Date: 23/09/2024

Property Type: Unit

Land Size: 269 sqm approx

Agent Comments

No alfresco and this one is not renovated



4/6-8 Lisbeth Av DONVALE 3111 (REI)

3 1 2

Price: \$880,000

Method: Auction Sale

Date: 14/09/2024

Property Type: Unit

Land Size: 254 sqm approx

Agent Comments

Bathrooms and Kitchen updated but not fully renovated

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 - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192



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