

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

1/15 Doncaster East Road, Mitcham Vic 3132

Indicative selling price

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

Range between

\$580,000

&

\$630,000

Median sale price

Median price

\$884,000

Property Type

Unit

Suburb

Mitcham

Period - From

01/10/2025

to

31/12/2025

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		Price	Date of sale
1	1/482-484 Mitcham Rd MITCHAM 3132	\$650,000	25/10/2025
2	2/681 Whitehorse Rd MITCHAM 3132	\$590,000	14/10/2025
3	7/24 Harrison St MITCHAM 3132	\$580,000	02/10/2025

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:

21/01/2026 13:41

**Property Type:** Unit

Agent Comments

Indicative Selling Price

\$580,000 - \$630,000

Median Unit Price

December quarter 2025: \$884,000

Comparable Properties

**1/482-484 Mitcham Rd MITCHAM 3132 (REI)****Price:** \$650,000**Method:** Auction Sale**Date:** 25/10/2025**Property Type:** Unit

Agent Comments

**2/681 Whitehorse Rd MITCHAM 3132 (REI/VG)****Price:** \$590,000**Method:** Private Sale**Date:** 14/10/2025**Property Type:** Unit**Land Size:** 205 sqm approx

Agent Comments

**7/24 Harrison St MITCHAM 3132 (REI)****Price:** \$580,000**Method:** Sold Before Auction**Date:** 02/10/2025**Property Type:** Unit**Land Size:** 134 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9842 8888