

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 62 Doncaster East Road, Mitcham Vic 3132

Indicative selling price

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

Range between \$1,000,000 & \$1,100,000

Median sale price

Median price \$1,250,000 Property Type House Suburb Mitcham

Period - From 01/01/2026 to 31/03/2026 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 Edgerton Rd MITCHAM 3132	\$1,040,000	11/03/2026
2	1a Lemon Gr NUNAWADING 3131	\$892,500	14/02/2026
3	2/36 Burnett St MITCHAM 3132	\$1,195,000	09/02/2026

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: 26/05/2026 16:50



 3  2  1

Property Type: House (Res)

Land Size: 469 sqm approx

[Agent Comments](#)

Indicative Selling Price

\$1,000,000 - \$1,100,000

Median House Price

March quarter 2026: \$1,250,000

Comparable Properties



1 Edgerton Rd MITCHAM 3132 (REI/VG)

[Agent Comments](#)

 3  2  1

Price: \$1,040,000

Method: Private Sale

Date: 11/03/2026

Property Type: House (Res)

Land Size: 593 sqm approx



1a Lemon Gr NUNAWADING 3131 (REI/VG)

[Agent Comments](#)

 3  2  1

Price: \$892,500

Method: Auction Sale

Date: 14/02/2026

Property Type: House (Res)

Land Size: 356 sqm approx



2/36 Burnett St MITCHAM 3132 (REI/VG)

[Agent Comments](#)

 3  2  2

Price: \$1,195,000

Method: Private Sale

Date: 09/02/2026

Property Type: House

Land Size: 324 sqm approx

Account - Barry Plant | P: 03 9842 8888