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	6/11 Doncaster East Road, Mitcham Vic 3132

Indicative selling price

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

Range between $650,000 & $695,000

Median sale price

Median price $941,500 Property Type Townhouse Suburb Mitcham

Period - From 23/06/2024 to 22/06/2025 Source 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.~~

	Address 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

6/11 Doncaster East Road, Mitcham Vic 3132



2 2 1

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)

2 1 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)

2 2 1

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 1

Price: $755,000
Method: Sold Before Auction
Date: 01/11/2024
Property Type: Townhouse (Res)

Agent Comments

Account - Barry Plant | P: 03 9842 8888

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