

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 33/28-30 Mitcham Road, Donvale Vic 3111

Indicative selling price

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

Range between \$680,000 & \$730,000

Median sale price

Median price \$750,000 Property Type Unit Suburb Donvale

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	25/30-34 Old Warrandyte Rd DONVALE 3111	\$768,000	28/03/2026
2	5/32-34 Mitcham Rd DONVALE 3111	\$605,000	02/02/2026
3	2/30 Paula Cr DONCASTER EAST 3109	\$780,000	21/10/2025

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: 09/04/2026 15:56



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Property Type: Unit

Agent Comments

Indicative Selling Price
\$680,000 - \$730,000
Median Unit Price
March quarter 2026: \$750,000

Comparable Properties



25/30-34 Old Warrandyte Rd DONVALE 3111 (REI)

Agent Comments

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Price: \$768,000
Method: Private Sale
Date: 28/03/2026
Property Type: Unit
Land Size: 244 sqm approx



5/32-34 Mitcham Rd DONVALE 3111 (REI)

Agent Comments

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Price: \$605,000
Method: Private Sale
Date: 02/02/2026
Property Type: Unit



2/30 Paula Cr DONCASTER EAST 3109 (REI/VG)

Agent Comments

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Price: \$780,000
Method: Private Sale
Date: 21/10/2025
Property Type: Unit

Account - Barry Plant | P: 03 9842 8888