

# 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](http://consumer.vic.gov.au/underquoting)

Single price \$689,000

### 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	2/56 Blackburn Rd DONCASTER EAST 3109	\$655,000	13/04/2026
2	25/30-34 Old Warrandyte Rd DONVALE 3111	\$768,000	28/03/2026
3	5/32-34 Mitcham Rd DONVALE 3111	\$605,000	02/02/2026

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:

11/05/2026 14:16



2   
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**Property Type:** Unit  
**Agent Comments**

**Indicative Selling Price**  
 \$689,000  
**Median Unit Price**  
 March quarter 2026: \$750,000

## Comparable Properties



**2/56 Blackburn Rd DONCASTER EAST 3109 (REI)**

[Agent Comments](#)

2   
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**Price:** \$655,000  
**Method:** Private Sale  
**Date:** 13/04/2026  
**Property Type:** Unit



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

[Agent Comments](#)

2   
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 1

**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](#)

2   
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**Price:** \$605,000  
**Method:** Private Sale  
**Date:** 02/02/2026  
**Property Type:** Unit

Account - Barry Plant | P: 03 9842 8888