

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

Single price

\$520,000

Median sale price

Median price

\$848,300

Property Type

Unit

Suburb

Donvale

Period - From

20/07/2025

to

19/07/2026

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	6/5 Sunray Ct DONVALE 3111	\$695,000	26/06/2026
2	2/56 Blackburn Rd DONCASTER EAST 3109	\$655,000	13/04/2026
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:

20/07/2026 10:54



 2  1  1

Property Type: Unit
Agent Comments

Indicative Selling Price

\$520,000

Median Unit Price

20/07/2025 - 19/07/2026: \$848,300

Comparable Properties



6/5 Sunray Ct DONVALE 3111 (REI)

Agent Comments

 2  2  1

Price: \$695,000

Method: Private Sale

Date: 26/06/2026

Property Type: Unit



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

Agent Comments

 2  1  1

Price: \$655,000

Method: Private Sale

Date: 13/04/2026

Property Type: Unit



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

Agent Comments

 2  1  1

Price: \$605,000

Method: Private Sale

Date: 02/02/2026

Property Type: Unit

Account - Barry Plant | P: 03 9874 3355