

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

9/163 Mitcham Road, Donvale Vic 3111

Indicative selling price

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

Single price

\$799,000

Median sale price

Median price

\$960,000

Property Type

Townhouse

Suburb

Donvale

Period - From

10/09/2024

to

09/09/2025

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	1/21 The Glen DONVALE 3111	\$790,000	04/09/2025
2	4/233 Mitcham Rd MITCHAM 3132	\$749,000	21/08/2025
3	4/205-213 Mitcham Rd DONVALE 3111	\$842,500	21/06/2025

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:

10/09/2025 13:19



 3  2  2

Property Type: Townhouse
Agent Comments

Indicative Selling Price
\$799,000
Median Townhouse Price
10/09/2024 - 09/09/2025: \$960,000

Comparable Properties



1/21 The Glen DONVALE 3111 (REI)

Agent Comments

 3  1  2

Price: \$790,000
Method: Sold Before Auction
Date: 04/09/2025
Property Type: Unit
Land Size: 308 sqm approx



4/233 Mitcham Rd MITCHAM 3132 (REI)

Agent Comments

 3  1  2

Price: \$749,000
Method: Private Sale
Date: 21/08/2025
Property Type: Unit



4/205-213 Mitcham Rd DONVALE 3111 (REI)

Agent Comments

 3  2  2

Price: \$842,500
Method: Auction Sale
Date: 21/06/2025
Property Type: Townhouse (Res)

Account - Barry Plant | P: 03 9842 8888