

# 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 g01/1 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)

Range between \$1,180,000 & \$1,250,000

### Median sale price

Median price \$932,500 Property Type Unit Suburb Donvale

Period - From 01/10/2025 to 31/12/2025 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	21/148 Mitcham Rd DONVALE 3111	\$965,000	12/11/2025
2	308/1 Mitcham Rd DONVALE 3111	\$1,110,000	22/10/2025
3	301/1 Mitcham Rd DONVALE 3111	\$1,418,000	14/10/2025

**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: 26/03/2026 17:01



 3  
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  2

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$1,180,000 - \$1,250,000

**Median Unit Price**

December quarter 2025: \$932,500

## Comparable Properties



21/148 Mitcham Rd DONVALE 3111 (REI/VG)

Agent Comments

 3  
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  2

**Price:** \$965,000

**Method:** Private Sale

**Date:** 12/11/2025

**Property Type:** Apartment



308/1 Mitcham Rd DONVALE 3111 (REI/VG)

Agent Comments

 2  
  2  
  2

**Price:** \$1,110,000

**Method:** Private Sale

**Date:** 22/10/2025

**Property Type:** Apartment



301/1 Mitcham Rd DONVALE 3111 (REI)

Agent Comments

 3  
  3  
  2

**Price:** \$1,418,000

**Method:** Private Sale

**Date:** 14/10/2025

**Property Type:** Apartment

Account - Barry Plant | P: 03 9842 8888