

# 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

11/7-9 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 \$800,000 & \$880,000

### Median sale price

Median price \$1,180,000 Property Type Unit Suburb Donvale

Period - From 01/07/2023 to 30/09/2023 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	1/58 Melissa St DONVALE 3111	\$950,000	29/04/2023
2	26/30-34 Old Warrandyte Rd DONVALE 3111	\$810,000	15/04/2023
3	6/7-9 Mitcham Rd DONVALE 3111	\$728,000	29/04/2023

**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: 30/11/2023 16:22



 3    2    2

**Property Type:** Unit

Agent Comments

**Indicative Selling Price**

\$800,000 - \$880,000

**Median Unit Price**

September quarter 2023: \$1,180,000

## Comparable Properties



**1/58 Melissa St DONVALE 3111 (REI/VG)**

Agent Comments

 3    2    2

**Price:** \$950,000

**Method:** Auction Sale

**Date:** 29/04/2023

**Property Type:** Unit

**Land Size:** 370 sqm approx



**26/30-34 Old Warrandyte Rd DONVALE 3111 (REI)**

Agent Comments

 3    1    1

**Price:** \$810,000

**Method:** Auction Sale

**Date:** 15/04/2023

**Property Type:** Unit

**Land Size:** 254 sqm approx



**6/7-9 Mitcham Rd DONVALE 3111 (REI)**

Agent Comments

 2    1    1

**Price:** \$728,000

**Method:** Auction Sale

**Date:** 29/04/2023

**Property Type:** Unit

**Land Size:** 217 sqm approx

**Account - Barry Plant | P: 03 9842 8888**