

# 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

15/55-57 Doncaster East Road, Mitcham Vic 3132
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between 

\$560,000
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 & 

\$610,000
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### Median sale price

Median price 

\$810,500
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 Property Type 

Unit
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 Suburb 

Mitcham
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Period - From 

01/10/2022
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 to 

30/09/2023
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 Source 

REIV
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### 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	15/2 Chippewa Av MITCHAM 3132	\$643,200	28/10/2023
2	10/24 Harrison St MITCHAM 3132	\$605,000	15/11/2023
3	1/61 Doncaster East Rd MITCHAM 3132	\$555,000	07/09/2023

**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:

03/01/2024 00:56
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**Property Type:**  
Flat/Unit/Apartment (Res)  
Agent Comments

**Indicative Selling Price**  
\$560,000 - \$610,000  
**Median Unit Price**  
Year ending September 2023: \$810,500

## Comparable Properties



15/2 Chippewa Av MITCHAM 3132 (REI)

Agent Comments



**Price:** \$643,200  
**Method:** Auction Sale  
**Date:** 28/10/2023  
**Property Type:** Unit  
**Land Size:** 194 sqm approx



10/24 Harrison St MITCHAM 3132 (REI/VG)

Agent Comments



**Price:** \$605,000  
**Method:** Auction Sale  
**Date:** 15/11/2023  
**Property Type:** Unit



1/61 Doncaster East Rd MITCHAM 3132 (REI/VG)

Agent Comments



**Price:** \$555,000  
**Method:** Sold Before Auction  
**Date:** 07/09/2023  
**Property Type:** Unit

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