

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

19/81-97 Mitcham Road, Donvale Vic 3111

Indicative selling price

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

Range between \$700,000 & \$760,000

Median sale price

Median price \$750,000 Property Type Unit Suburb Donvale

Period - From 01/01/2026 to 31/03/2026 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	5/13 Lindsay Av NUNAWADING 3131	\$729,000	14/05/2026
2	4/7 Doncaster East Rd MITCHAM 3132	\$739,000	22/04/2026
3	25/30-34 Old Warrandyte Rd DONVALE 3111	\$768,000	28/03/2026

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:

20/05/2026 15:02



Rooms: 4

Property Type: Unit

Land Size: 128.5 sqm approx

Agent Comments

Indicative Selling Price

\$700,000 - \$760,000

Median Unit Price

March quarter 2026: \$750,000

Comparable Properties



5/13 Lindsay Av NUNAWADING 3131 (REI)

Agent Comments



Price: \$729,000

Method: Private Sale

Date: 14/05/2026

Property Type: Unit

Land Size: 227 sqm approx



4/7 Doncaster East Rd MITCHAM 3132 (REI)

Agent Comments



Price: \$739,000

Method: Private Sale

Date: 22/04/2026

Property Type: Unit

Land Size: 263 sqm approx



25/30-34 Old Warrandyte Rd DONVALE 3111 (REI)

Agent Comments



Price: \$768,000

Method: Private Sale

Date: 28/03/2026

Property Type: Unit

Land Size: 244 sqm approx