

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

2/13 DONCASTER EAST ROAD MITCHAM VIC 3132

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$680,000

&

\$730,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$862,000

Property type

Unit

Suburb

Mitcham

Period-from

01 Jun 2025

to

31 May 2026

Source

Cotality

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 6 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

4/7 DONCASTER EAST ROAD MITCHAM VIC 3132	\$739,000	22-Apr-26
15/2 CHIPPEWA AVENUE MITCHAM VIC 3132	\$751,500	10-Apr-26
2/25 WOODDALE GROVE DONVALE VIC 3111	\$757,000	28-Feb-26

OR

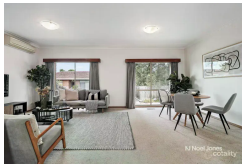
B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

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4/7 DONCASTER EAST ROAD MITCHAM VIC 3132

 2  1  2

Sold Price

\$739,000

Sold Date

22-Apr-26

Distance

0.05km



15/2 CHIPPEWA AVENUE MITCHAM VIC 3132

 2  1  1

Sold Price

\$751,500

Sold Date

10-Apr-26

Distance

0.45km



2/25 WOODDALE GROVE DONVALE VIC 3111

 2  1  1

Sold Price

\$757,000

Sold Date

28-Feb-26

Distance

0.52km

RS = Recent sale

UN = Undisclosed Sale

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