

# 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

101/1 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)

Single price \$1,180,000

### 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	G01/1 Mitcham Rd DONVALE 3111	\$1,191,500	01/04/2026
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:

01/07/2026 16:57



3   
 2   
 2

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$1,180,000

**Median Unit Price**

March quarter 2026: \$750,000

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.

## Comparable Properties

**G01/1 Mitcham Rd DONVALE 3111 (REI)**

Agent Comments

3   
 2   
 2

**Price:** \$1,191,500

**Method:**

**Date:** 01/04/2026

**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/VG)**

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