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	21/148 MITCHAM ROAD DONVALE VIC 3111

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	$895,000	&	$980,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$802,500	Property type	Unit	Suburb	Donvale
Period-from	01 Sep 2024	to	31 Aug 2025	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
17/148 MITCHAM ROAD DONVALE VIC 3111	$975,000	25-Aug-25

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.

This Statement of Information was prepared on: 24 September 2025

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17/148 MITCHAM ROAD DONVALE VIC 3111

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Sold Price RS **$975,000** Sold Date **25-Aug-25**

Distance **0km**

RS = Recent sale **UN** = Undisclosed Sale

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