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	4/205 Mitcham Road, Donvale Vic 3111

Indicative selling price

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

Range between $780,000 & $840,000

Median sale price

Median price $960,000 Property Type Townhouse Suburb Donvale

Period - From 19/05/2024 to 18/05/2025 Source Property Data

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	2/26 Harrison St MITCHAM 3132	$728,000	08/05/2025
2	5/21 Doncaster East Rd MITCHAM 3132	$850,000	03/04/2025
3	4/6 Percy St MITCHAM 3132	$820,000	07/12/2024

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: 19/05/2025 13:29

4/205 Mitcham Road, Donvale Vic 3111



3 2 2

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
$780,000 - $840,000
Median Townhouse Price
19/05/2024 - 18/05/2025: $960,000

Comparable Properties



2/26 Harrison St MITCHAM 3132 (REI)

3 1 1

Price: $728,000
Method: Private Sale
Date: 08/05/2025
Property Type: Townhouse (Single)

Agent Comments



5/21 Doncaster East Rd MITCHAM 3132 (REI)

3 3 2

Price: $850,000
Method: Sold Before Auction
Date: 03/04/2025
Property Type: Townhouse (Res)

Agent Comments



4/6 Percy St MITCHAM 3132 (REI/VG)

3 3 2

Price: $820,000
Method: Auction Sale
Date: 07/12/2024
Property Type: Townhouse (Res)

Agent Comments

Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511

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