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	5/144 Mitcham Road, Donvale Vic 3111

Indicative selling price

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

Range between $770,000 & $820,000

Median sale price

Median price $842,500 Property Type Unit Suburb Donvale

Period - From 01/10/2024 to 30/09/2025 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	2/61 Tunstall Rd DONVALE 3111	$777,000	20/09/2025
2	1/21 The Glen DONVALE 3111	$790,000	04/09/2025
3	3/104-106 Mitcham Rd DONVALE 3111	$809,000	19/07/2025

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: 13/10/2025 11:28

5/144 Mitcham Road, Donvale Vic 3111

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3 1 1

Property Type: Unit

Agent Comments

Indicative Selling Price
$770,000 - $820,000
Median Unit Price
Year ending September 2025: $842,500

Comparable Properties



2/61 Tunstall Rd DONVALE 3111 (REI)

3 1 1

Price: $777,000
Method: Auction Sale
Date: 20/09/2025
Property Type: Unit

Agent Comments



1/21 The Glen DONVALE 3111 (REI)

3 1 2

Price: $790,000
Method: Sold Before Auction
Date: 04/09/2025
Property Type: Unit
Land Size: 308 sqm approx

Agent Comments



3/104-106 Mitcham Rd DONVALE 3111 (REI)

2 1 2

Price: $809,000
Method: Auction Sale
Date: 19/07/2025
Property Type: Unit
Land Size: 323 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 8841 4888

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