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	202/3 Mitchell Street, Doncaster East Vic 3109

Indicative selling price

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

Range between $620,000 & $682,000

Median sale price

Median price $935,000 Property Type Unit Suburb Doncaster East

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	123/3-11 Mitchell St DONCASTER EAST 3109	$638,000	16/09/2025
2	222/3 Mitchell St DONCASTER EAST 3109	$625,000	24/06/2025
3	222/3 Mitchell St DONCASTER EAST 3109	$625,000	24/06/2025

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: 14/10/2025 16:17

202/3 Mitchell Street, Doncaster East Vic 3109

RT Edgar



3

Property Type: Apartment
Land Size: 3667 sqm approx

Agent Comments

Indicative Selling Price
$620,000 - $682,000
Median Unit Price
Year ending September 2025: $935,000

Comparable Properties



123/3-11 Mitchell St DONCASTER EAST 3109 (REI)

2 2 2

Price: $638,000
Method: Private Sale
Date: 16/09/2025
Property Type: Apartment

Agent Comments



222/3 Mitchell St DONCASTER EAST 3109 (VG)

2 - -

Price: $625,000
Method: Sale
Date: 24/06/2025
Property Type: Flat/Unit/Apartment (Res)

Agent Comments



222/3 Mitchell St DONCASTER EAST 3109 (VG)

2 - -

Price: $625,000
Method: Sale
Date: 24/06/2025
Property Type: Flat/Unit/Apartment (Res)

Agent Comments

Account - RT Edgar Boroondara | P: 88882000

REIV THE DIFFERENCE

propertydata .com.au

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