

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 8/61 Doncaster East Road, Mitcham Vic 3132

Indicative selling price

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

Range between \$580,000 & \$620,000

Median sale price

Median price \$950,500 Property Type Unit Suburb Mitcham

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	7/39-41 Mount Pleasant Rd NUNAWADING 3131	\$590,000	20/04/2026
2	1/55-57 Doncaster East Rd MITCHAM 3132	\$675,000	26/03/2026
3	1/15 Doncaster East Rd MITCHAM 3132	\$625,000	06/03/2026

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.~~

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2 1 1

Rooms: 3
Property Type: Unit
Land Size: 87 sqm approx
Agent Comments

Indicative Selling Price
\$580,000 - \$620,000
Median Unit Price
March quarter 2026: \$950,500

Comparable Properties



7/39-41 Mount Pleasant Rd NUNAWADING 3131 (REI)

[Agent Comments](#)

2 1 1

Price: \$590,000
Method: Private Sale
Date: 20/04/2026
Property Type: Unit



1/55-57 Doncaster East Rd MITCHAM 3132 (REI)

[Agent Comments](#)

2 1 2

Price: \$675,000
Method: Auction Sale
Date: 26/03/2026
Property Type: Unit



1/15 Doncaster East Rd MITCHAM 3132 (REI)

[Agent Comments](#)

2 1 1

Price: \$625,000
Method: Private Sale
Date: 06/03/2026
Property Type: Unit

Account - Jellis Craig | P: (03) 9908 5700