

# 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

1/55-57 Doncaster East Road, Mitcham Vic 3132

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$590,000 & \$640,000

### Median sale price

Median price \$832,000 Property Type Unit Suburb Mitcham

Period - From 01/01/2025 to 31/12/2025 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	4/122 Mitcham Rd DONVALE 3111	\$637,599	03/02/2026
2	1/482-484 Mitcham Rd MITCHAM 3132	\$650,000	25/10/2025
3	7/24 Harrison St MITCHAM 3132	\$580,000	02/10/2025

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:

02/03/2026 10:48

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2   1   2

**Property Type:** Unit  
**Land Size:** 77 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$590,000 - \$640,000  
**Median Unit Price**  
Year ending December 2025: \$832,000

## Comparable Properties



4/122 Mitcham Rd DONVALE 3111 (REI)

[Agent Comments](#)

2   2   1

**Price:** \$637,599  
**Method:** Private Sale  
**Date:** 03/02/2026  
**Property Type:** Apartment



1/482-484 Mitcham Rd MITCHAM 3132 (REI)

[Agent Comments](#)

2   1   1

**Price:** \$650,000  
**Method:** Auction Sale  
**Date:** 25/10/2025  
**Property Type:** Unit



7/24 Harrison St MITCHAM 3132 (REI)

[Agent Comments](#)

2   1   1

**Price:** \$580,000  
**Method:** Sold Before Auction  
**Date:** 02/10/2025  
**Property Type:** Unit  
**Land Size:** 134 sqm approx

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