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	12/148 MITCHAM ROAD DONVALE VIC 3111

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$500,000	&	$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$845,400	Property type	Unit	Suburb	Donvale
Period-from	01 Feb 2025	to	31 Jan 2026	Source	Cotality

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 6 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
5/122 MITCHAM ROAD DONVALE VIC 3111	$570,000	20-Sep-25
2/51 TALFORD STREET DONCASTER EAST VIC 3109	$560,000	13-Nov-25
10/51 TALFORD STREET DONCASTER EAST VIC 3109	$530,000	28-Aug-25

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 6 months.~~

This Statement of Information was prepared on: 09 February 2026

OBrien Real Estate

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5/122 MITCHAM ROAD DONVALE VIC 3111

2 2 1

Sold Price **$570,000** Sold Date **20-Sep-25**

Distance **0.27km**



2/51 TALFORD STREET DONCASTER EAST VIC 3109

2 2 1

Sold Price **$560,000** Sold Date **13-Nov-25**

Distance **1.71km**



10/51 TALFORD STREET DONCASTER EAST VIC 3109

1 1 1

Sold Price **$530,000** Sold Date **28-Aug-25**

Distance **1.71km**

RS = Recent sale **UN** = Undisclosed Sale

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