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	2/13 Jilpanger Road, Donvale Vic 3111

Indicative selling price

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

Single price $1,200,000

Median sale price

Median price $960,000 Property Type Townhouse Suburb Donvale

Period - From 10/06/2024 to 09/06/2025 Source Property Data

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	2/5 Carmen Cl DONCASTER EAST 3109	$1,233,000	31/05/2025
2	2/5 Avocet St DONCASTER EAST 3109	$1,275,000	06/03/2025
3	1/13 Jilpanger Rd DONVALE 3111	$1,372,000	07/12/2024

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: 10/06/2025 14:11

2/13 Jilpanger Road, Donvale Vic 3111



4 3 2

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price
$1,200,000
Median Townhouse Price
10/06/2024 - 09/06/2025: $960,000

Comparable Properties



2/5 Carmen Cl DONCASTER EAST 3109 (REI)

4 3 2

Price: $1,233,000
Method: Auction Sale
Date: 31/05/2025
Property Type: Townhouse (Res)

Agent Comments



2/5 Avocet St DONCASTER EAST 3109 (REI)

3 1 2

Price: $1,275,000
Method: Sold Before Auction
Date: 06/03/2025
Property Type: House (Res)
Land Size: 238 sqm approx

Agent Comments



1/13 Jilpanger Rd DONVALE 3111 (REI/VG)

4 3 2

Price: $1,372,000
Method: Auction Sale
Date: 07/12/2024
Property Type: Townhouse (Res)
Land Size: 278 sqm approx

Agent Comments

Account - Barry Plant | P: (03) 9431 1243

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