

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

10 TENDER STREET DONNYBROOK VIC 3064

Indicative selling price

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

Single Price

\$720,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Donnybrook

Period-from

01 Jan 2025

to

31 Dec 2025

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

43 KYANITE BOULEVARD DONNYBROOK VIC 3064	\$700,000	29-Nov-25
12 CALDERA STREET DONNYBROOK VIC 3064	\$748,000	22-Aug-25
6 STAINER WAY DONNYBROOK VIC 3064	\$738,000	08-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: 19 January 2026



**43 KYANITE BOULEVARD
DONNYBROOK VIC 3064**

 4  2  2

Sold Price

^{RS}

\$700,000

Sold Date

29-Nov-25

Distance

0.1km



**12 CALDERA STREET
DONNYBROOK VIC 3064**

 4  2  2

Sold Price

\$748,000

Sold Date

22-Aug-25

Distance

0.72km



**6 STAINER WAY DONNYBROOK
VIC 3064**

 4  2  2

Sold Price

\$738,000

Sold Date

08-Aug-25

Distance

0.11km

RS = Recent sale

UN = Undisclosed Sale

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