

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 10 Tadstan Place, Donvale Vic 3111
Including suburb and postcode

Indicative selling price

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

Range between \$2,400,000 & \$2,600,000

Median sale price

Median price \$1,781,500 Property Type House Suburb Donvale
Period - From 01/10/2025 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	12 Larne Av DONVALE 3111	\$2,550,000	18/12/2025
2	7-9 McGowans Rd DONVALE 3111	\$2,200,000	12/12/2025
3	76-78 McGowans Rd DONVALE 3111	\$2,840,000	11/10/2025

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:

23/01/2026 14:01

**Property Type:** House (Res)**Land Size:** 4055 sqm approx[Agent Comments](#)**Indicative Selling Price**

\$2,400,000 - \$2,600,000

Median House Price

December quarter 2025: \$1,781,500

Comparable Properties

**12 Larne Av DONVALE 3111 (REI)****Price:** \$2,550,000**Method:** Private Sale**Date:** 18/12/2025**Property Type:** House (Res)**Land Size:** 4137 sqm approx[Agent Comments](#)**7-9 McGowans Rd DONVALE 3111 (REI)****Price:** \$2,200,000**Method:** Sold Before Auction**Date:** 12/12/2025**Property Type:** House (Res)**Land Size:** 4052 sqm approx[Agent Comments](#)**76-78 McGowans Rd DONVALE 3111 (REI)****Price:** \$2,840,000**Method:** Private Sale**Date:** 11/10/2025**Property Type:** House (Res)**Land Size:** 4069 sqm approx[Agent Comments](#)**Account - Barry Plant | P: 03 9842 8888**