

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

6 Martha Street, Donvale Vic 3111

Indicative selling price

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

Range between

\$1,000,000

&

\$1,100,000

Median sale price

Median price

\$932,500

Property Type

Unit

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	2/4 Craileen St DONVALE 3111	\$880,000	29/11/2025
2	1/16 Florence Av DONVALE 3111	\$980,000	01/11/2025
3	56 Bowen Rd DONCASTER EAST 3109	\$1,127,000	19/09/2025

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.~~

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Indicative Selling Price

\$1,000,000 - \$1,100,000

Median Unit Price

December quarter 2025: \$932,500



 3  2  1

Property Type: Unit

Land Size: 312 sqm approx

Agent Comments

Comparable Properties



2/4 Craileen St DONVALE 3111 (REI)

Agent Comments

 3  2  1

Price: \$880,000

Method: Auction Sale

Date: 29/11/2025

Property Type: Unit



1/16 Florence Av DONVALE 3111 (REI)

Agent Comments

 3  1  1

Price: \$980,000

Method: Private Sale

Date: 01/11/2025

Property Type: Unit

Land Size: 330 sqm approx



56 Bowen Rd DONCASTER EAST 3109 (REI)

Agent Comments

 3  2  2

Price: \$1,127,000

Method: Sold Before Auction

Date: 19/09/2025

Property Type: House (Res)

Land Size: 450 sqm approx

Account - Barry Plant | P: 03 9842 8888