

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 Roy Street, Donvale Vic 3111

Indicative selling price

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

Range between \$1,280,000 & \$1,380,000

Median sale price

Median price \$1,600,000 Property Type House Suburb Donvale

Period - From 01/01/2026 to 31/03/2026 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	38 Argyle St DONVALE 3111	\$1,287,500	02/05/2026
2	32 Arawata Dr DONCASTER EAST 3109	\$1,355,000	05/03/2026
3	67 Bowen Rd DONCASTER EAST 3109	\$1,230,000	05/03/2026

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:

15/05/2026 11:38



 4  2  1

Property Type: House
Land Size: 650 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,280,000 - \$1,380,000
Median House Price
 March quarter 2026: \$1,600,000

Comparable Properties



38 Argyle St DONVALE 3111 (REI)

Agent Comments

 4  1  2

Price: \$1,287,500
Method: Auction Sale
Date: 02/05/2026
Property Type: House (Res)
Land Size: 655 sqm approx



32 Arawata Dr DONCASTER EAST 3109 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,355,000
Method: Private Sale
Date: 05/03/2026
Property Type: House
Land Size: 674 sqm approx



67 Bowen Rd DONCASTER EAST 3109 (REI)

Agent Comments

 4  2  2

Price: \$1,230,000
Method: Private Sale
Date: 05/03/2026
Property Type: House
Land Size: 776 sqm approx

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