

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

8 MIDANBURY ROAD 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

or range
between

\$600,000

&

\$659,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$655,000

Property type

House

Suburb

Donnybrook

Period-from

01 Jul 2025

to

30 Jun 2026

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

2 TYNEMOUTH WAY DONNYBROOK VIC 3064	\$605,000	07-Feb-26
12 RAWSON STREET DONNYBROOK VIC 3064	\$660,000	04-May-26
40 VESTIGE STREET DONNYBROOK VIC 3064	\$622,000	09-Apr-26

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: 08 July 2026



**2 TYNEMOUTH WAY
DONNYBROOK VIC 3064**

 4  2  1

Sold Price **\$605,000** Sold Date **07-Feb-26**

Distance **0.55km**



**12 RAWSON STREET
DONNYBROOK VIC 3064**

 4  2  1

Sold Price **\$660,000** Sold Date **04-May-26**

Distance **1.64km**



**40 VESTIGE STREET
DONNYBROOK VIC 3064**

 4  2  1

Sold Price **\$622,000** Sold Date **09-Apr-26**

Distance **1.8km**

RS = Recent sale **UN** = Undisclosed Sale

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