

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 Glenwood Close, Donvale Vic 3111

Indicative selling price

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

Range between \$1,700,000

&

\$1,800,000

Median sale price

Median price \$1,579,000

Property Type House

Suburb Donvale

Period - From 10/09/2025

to

09/09/2026

Source

Property Data

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 Aquarius Ct DONVALE 3111	\$1,681,000	20/06/2026
2	425-427 Park Rd PARK ORCHARDS 3114	\$1,850,000	09/06/2026
3	33 Lookover Rd DONVALE 3111	\$1,600,000	19/02/2026

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:

10/09/2026 09:44



4
 3
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Property Type: House
Land Size: 4661 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,700,000 - \$1,800,000
Median House Price
 10/09/2025 - 09/09/2026: \$1,579,000

Comparable Properties



2 Aquarius Ct DONVALE 3111 (REI/VG)

Agent Comments

5
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Price: \$1,681,000
Method: Auction Sale
Date: 20/06/2026
Rooms: 8
Property Type: House (Res)
Land Size: 4047 sqm approx



425-427 Park Rd PARK ORCHARDS 3114 (REI)

Agent Comments

5
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Price: \$1,850,000
Method: Private Sale
Date: 09/06/2026
Property Type: House (Res)
Land Size: 4129 sqm approx



33 Lookover Rd DONVALE 3111 (REI/VG)

Agent Comments

5
 2
 2

Price: \$1,600,000
Method: Private Sale
Date: 19/02/2026
Property Type: House (Res)
Land Size: 5544 sqm approx

Account - Barry Plant | P: 03 9874 3355