

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

15 Adelyn Avenue, Donvale Vic 3111

Indicative selling price

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

Range between \$1,150,000 & \$1,200,000

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 | 56 Lisbeth Av DONVALE 3111 | \$1,050,000 | 18/04/2026 |
| 2 | 2 Pictor Ct DONVALE 3111 | \$1,175,000 | 28/03/2026 |
| 3 | 1 Colwyn Ct DONVALE 3111 | \$1,200,000 | 14/03/2026 |

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:

03/06/2026 12:18



 3  1  2

Property Type: House
Land Size: 919 sqm approx
Agent Comments

Indicative Selling Price
 \$1,150,000 - \$1,200,000
Median House Price
 March quarter 2026: \$1,600,000

Comparable Properties



56 Lisbeth Av DONVALE 3111 (REI/VG)

Agent Comments

 3  1  2

Price: \$1,050,000
Method: Private Sale
Date: 18/04/2026
Property Type: House
Land Size: 809 sqm approx



2 Pictor Ct DONVALE 3111 (REI)

Agent Comments

 3  2  2

Price: \$1,175,000
Method: Auction Sale
Date: 28/03/2026
Property Type: House (Res)
Land Size: 653 sqm approx



1 Colwyn Ct DONVALE 3111 (REI)

Agent Comments

 3  2  2

Price: \$1,200,000
Method: Auction Sale
Date: 14/03/2026
Rooms: 5
Property Type: House (Res)
Land Size: 778 sqm approx

Account - Barry Plant | P: 03 9842 8888