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	1 Adelyn Avenue, Donvale Vic 3111

Indicative selling price

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

Range between $1,100,000 & $1,200,000

Median sale price

Median price $1,625,000 Property Type House Suburb Donvale

Period - From 01/10/2024 to 31/12/2024 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	35 Argyle St DONVALE 3111	$1,210,000	07/12/2024
2	1 Creswick St DONVALE 3111	$1,100,000	07/12/2024
3	19 Roy St DONVALE 3111	$1,180,000	01/12/2024

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: 19/03/2025 11:21

1 Adelyn Avenue, Donvale Vic 3111

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4 2 2

Property Type: House
Land Size: 646 sqm approx

Agent Comments

Indicative Selling Price
$1,100,000 - $1,200,000
Median House Price
December quarter 2024: $1,625,000

Comparable Properties



35 Argyle St DONVALE 3111 (REI/VG)

4 2 1

Price: $1,210,000
Method: Auction Sale
Date: 07/12/2024
Property Type: House (Res)
Land Size: 684 sqm approx

Agent Comments



1 Creswick St DONVALE 3111 (REI/VG)

4 3 2

Price: $1,100,000
Method: Auction Sale
Date: 07/12/2024
Property Type: House (Res)
Land Size: 651 sqm approx

Agent Comments



19 Roy St DONVALE 3111 (REI/VG)

4 1 2

Price: $1,180,000
Method: Private Sale
Date: 01/12/2024
Property Type: House
Land Size: 654 sqm approx

Agent Comments

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