

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

9 Allara Court, Donvale Vic 3111

Indicative selling price

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

Range between \$1,650,000 & \$1,795,000

Median sale price

Median price \$1,781,500 Property Type House Suburb Donvale

Period - From 01/10/2025 to 31/12/2025 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	19 Highfield Rd DONCASTER EAST 3109	\$1,980,000	25/10/2025
2	66 Valepark Dr DONVALE 3111	\$1,871,500	25/10/2025
3	7 Vistaway Ct DONVALE 3111	\$1,800,000	17/07/2025

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:

19/01/2026 16:59



Property Type: House

Agent Comments

Indicative Selling Price

\$1,650,000 - \$1,795,000

Median House Price

December quarter 2025: \$1,781,500

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.

Comparable Properties



19 Highfield Rd DONCASTER EAST 3109 (REI/VG)



Price: \$1,980,000

Method: Private Sale

Date: 25/10/2025

Property Type: House

Land Size: 327 sqm approx

Agent Comments



66 Valepark Dr DONVALE 3111 (REI)



Price: \$1,871,500

Method: Auction Sale

Date: 25/10/2025

Property Type: House (Res)

Land Size: 576 sqm approx

Agent Comments



7 Vistaway Ct DONVALE 3111 (REI/VG)



Price: \$1,800,000

Method: Private Sale

Date: 17/07/2025

Property Type: House (Res)

Land Size: 422 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9842 8888