

# 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

2 Aquarius Court, Donvale Vic 3111

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,700,000 & \$1,800,000

### 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	21 Craig Rd DONVALE 3111	\$1,825,500	14/02/2026
2	2 Utrecht Ct DONVALE 3111	\$1,585,000	28/02/2026
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:

14/05/2026 15:13



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**Property Type:** House  
**Land Size:** 4047 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
 \$1,700,000 - \$1,800,000  
**Median House Price**  
 March quarter 2026: \$1,600,000

## Comparable Properties

21 Craig Rd DONVALE 3111 (REI)

[Agent Comments](#)

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**Price:** \$1,825,500  
**Method:**  
**Date:** 14/02/2026  
**Property Type:** House



2 Utrecht Ct DONVALE 3111 (REI/VG)

[Agent Comments](#)

 4    2    4

**Price:** \$1,585,000  
**Method:** Auction Sale  
**Date:** 28/02/2026  
**Rooms:** 6  
**Property Type:** House (Res)  
**Land Size:** 4446 sqm approx



33 Lookover Rd DONVALE 3111 (REI/VG)

[Agent Comments](#)

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

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