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

Range between $1,500,000 & $1,600,000

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	2 Utrecht Ct DONVALE 3111	$1,585,000	28/02/2026
2	33 Lookover Rd DONVALE 3111	$1,600,000	19/02/2026
3	21 Craig Rd DONVALE 3111	$1,825,500	14/02/2026

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: 01/06/2026 09:34

2 Aquarius Court, Donvale Vic 3111



5 3 4

Property Type: House
Land Size: 4047 sqm approx

Agent Comments

Indicative Selling Price
$1,500,000 - $1,600,000
Median House Price
March quarter 2026: $1,600,000

Comparable Properties



2 Utrecht Ct DONVALE 3111 (REI/VG)

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

Agent Comments



33 Lookover Rd DONVALE 3111 (REI/VG)

5 2 2

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

Agent Comments



21 Craig Rd DONVALE 3111 (REI/VG)

4 2 5

Price: $1,825,500
Method: Auction Sale
Date: 14/02/2026
Property Type: House (Res)
Land Size: 4285 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9842 8888

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