

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

34 Astelot Drive, Donvale Vic 3111

Indicative selling price

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

Range between \$1,000,000

&

\$1,100,000

Median sale price

Median price \$1,587,500

Property Type House

Suburb Donvale

Period - From 01/04/2026

to 30/06/2026

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	79 Bowen Rd DONCASTER EAST 3109	\$1,100,000	20/06/2026
2	14 Cyprus Av NUNAWADING 3131	\$1,004,500	30/05/2026
3	10 Olwen St NUNAWADING 3131	\$905,000	12/05/2026

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:

21/07/2026 10:27



 3  2  3

Property Type: House (Res)

Land Size: 652 sqm approx

Agent Comments

Indicative Selling Price

\$1,000,000 - \$1,100,000

Median House Price

June quarter 2026: \$1,587,500

Comparable Properties



79 Bowen Rd DONCASTER EAST 3109 (REI)

Agent Comments

 3  2  2

Price: \$1,100,000

Method: Auction Sale

Date: 20/06/2026

Rooms: 5

Property Type: House (Res)

Land Size: 726 sqm approx



14 Cyprus Av NUNAWADING 3131 (REI/VG)

Agent Comments

 3  1  2

Price: \$1,004,500

Method: Auction Sale

Date: 30/05/2026

Property Type: House (Res)

Land Size: 582 sqm approx



10 Olwen St NUNAWADING 3131 (REI/VG)

Agent Comments

 3  1  2

Price: \$905,000

Method: Private Sale

Date: 12/05/2026

Property Type: House (Res)

Land Size: 604 sqm approx

Account - Barry Plant | P: 03 9842 8888