

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

Single price

\$1,050,000

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	6 Cerberus St DONVALE 3111	\$1,060,000	07/08/2026
2	79 Bowen Rd DONCASTER EAST 3109	\$1,100,000	20/06/2026
3	14 Cyprus Av NUNAWADING 3131	\$1,004,500	30/05/2026

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:

10/08/2026 13:18



 3  2  3

Property Type: House
Land Size: 652 sqm approx
Agent Comments

Indicative Selling Price
\$1,050,000
Median House Price
June quarter 2026: \$1,587,500

Comparable Properties



6 Cerberus St DONVALE 3111 (REI)

Agent Comments

 3  1  2

Price: \$1,060,000
Method: Private Sale
Date: 07/08/2026
Property Type: House
Land Size: 651 sqm approx



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

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