

# 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

6 Cerberus Street, 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 \$1,000,000 & \$1,100,000

### 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	14 Cyprus Av NUNAWADING 3131	\$1,004,500	30/05/2026
2	9 Olwen St NUNAWADING 3131	\$1,060,000	28/03/2026
3	4 Renfrew St BLACKBURN NORTH 3130	\$1,052,500	21/03/2026

**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:

09/06/2026 15:53



 3    1    2

**Property Type:** House (Res)

**Land Size:** 651 sqm approx

Agent Comments

**Indicative Selling Price**

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

**Median House Price**

March quarter 2026: \$1,600,000

## Comparable Properties



**14 Cyprus Av NUNAWADING 3131 (REI)**

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



**9 Olwen St NUNAWADING 3131 (REI/VG)**

Agent Comments

 3    1    1

**Price:** \$1,060,000

**Method:** Auction Sale

**Date:** 28/03/2026

**Property Type:** House (Res)

**Land Size:** 697 sqm approx



**4 Renfrew St BLACKBURN NORTH 3130 (REI)**

Agent Comments

 3    1    2

**Price:** \$1,052,500

**Method:** Auction Sale

**Date:** 21/03/2026

**Property Type:** House (Res)

**Land Size:** 586 sqm approx

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