

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

21 Chippewa Avenue, Donvale Vic 3111

Indicative selling price

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

Single price \$899,000

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	10 Olwen St NUNAWADING 3131	\$905,000	12/05/2026
2	413 Springfield Rd MITCHAM 3132	\$995,000	28/03/2026
3	3 Oxford St NUNAWADING 3131	\$1,090,000	05/03/2026

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:

18/06/2026 14:26



 3  1  2

Property Type: House
Land Size: 675 sqm approx
Agent Comments

Indicative Selling Price
 \$899,000
Median House Price
 March quarter 2026: \$1,600,000

Comparable Properties



10 Olwen St NUNAWADING 3131 (REI)

Agent Comments

 3  1  2

Price: \$905,000
Method: Private Sale
Date: 12/05/2026
Property Type: House (Res)
Land Size: 604 sqm approx



413 Springfield Rd MITCHAM 3132 (REI)

Agent Comments

 3  1  2

Price: \$995,000
Method: Auction Sale
Date: 28/03/2026
Property Type: House (Res)
Land Size: 612 sqm approx



3 Oxford St NUNAWADING 3131 (REI/VG)

Agent Comments

 3  1  2

Price: \$1,090,000
Method: Private Sale
Date: 05/03/2026
Property Type: House
Land Size: 673 sqm approx

Account - Barry Plant | P: 03 9842 8888