

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

3/10 Chippewa Avenue, Donvale Vic 3111

Indicative selling price

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

Range between \$850,000

&

\$900,000

Median sale price

Median price \$932,500

Property Type Unit

Suburb Donvale

Period - From 01/10/2025

to

31/12/2025

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	3/11 Langford Cr DONVALE 3111	\$880,000	13/12/2025
2	1/21 The Glen DONVALE 3111	\$790,000	04/09/2025
3	3/11 Chippewa Av DONVALE 3111	\$870,000	04/09/2025

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:

23/01/2026 09:46



 3  1  2

Property Type: Unit
Agent Comments

Indicative Selling Price
\$850,000 - \$900,000
Median Unit Price
December quarter 2025: \$932,500

Comparable Properties



3/11 Langford Cr DONVALE 3111 (VG)

Agent Comments

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Price: \$880,000
Method: Sale
Date: 13/12/2025
Property Type: Flat/Unit/Apartment (Res)



1/21 The Glen DONVALE 3111 (REI/VG)

Agent Comments

 3  1  2

Price: \$790,000
Method: Sold Before Auction
Date: 04/09/2025
Property Type: Unit
Land Size: 308 sqm approx



3/11 Chippewa Av DONVALE 3111 (VG)

Agent Comments

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Price: \$870,000
Method: Sale
Date: 04/09/2025
Property Type: Flat/Unit/Apartment (Res)

Account - Barry Plant | P: 03 9842 8888