

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

82 Darvall Street, Donvale Vic 3111

Indicative selling price

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

Single price

\$950,000

Median sale price

Median price

\$1,592,500

Property Type

House

Suburb

Donvale

Period - From

14/08/2025

to

13/08/2026

Source

Property Data

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	9 Sunnyside Av NUNAWADING 3131	\$1,100,000	23/07/2026
2	79 Bowen Rd DONCASTER EAST 3109	\$1,100,000	20/06/2026
3	56 Lisbeth Av DONVALE 3111	\$1,050,000	18/04/2026

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:

14/08/2026 17:26



4
 2
 3

Property Type: House

Agent Comments

Indicative Selling Price

\$950,000

Median House Price

14/08/2025 - 13/08/2026: \$1,592,500

Comparable Properties



9 Sunnyside Av NUNAWADING 3131 (REI)

Agent Comments

3
 1
 3

Price: \$1,100,000

Method: Private Sale

Date: 23/07/2026

Property Type: House

Land Size: 610 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



56 Lisbeth Av DONVALE 3111 (REI/VG)

Agent Comments

3
 1
 2

Price: \$1,050,000

Method: Private Sale

Date: 18/04/2026

Property Type: House

Land Size: 809 sqm approx

Account - Barry Plant | P: 03 9874 3355