

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

5 Decontra Close, Donvale Vic 3111

Indicative selling price

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

Range between \$2,300,000 & \$2,500,000

Median sale price

Median price \$1,781,500 Property Type House 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	7-9 Mcgowans Rd DONVALE 3111	\$2,200,000	12/12/2025
2	7 Elliot CI DONVALE 3111	\$2,510,000	22/10/2025
3	19 Whitefriars Way DONVALE 3111	\$2,250,000	10/09/2025

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: 18/03/2026 12:40



 5  2  4

Property Type: House Land

Size: 4000 sqm approx

Agent Comments

Indicative Selling Price

\$2,300,000 - \$2,500,000

Median House Price

December quarter 2025: \$1,781,500

Comparable Properties



7-9 Mcgowans Rd DONVALE 3111 (REI)

Agent Comments

 6  4  4

Price: \$2,200,000

Method: Sold Before Auction

Date: 12/12/2025

Property Type: House (Res)

Land Size: 4052 sqm approx



7 Elliot Ct DONVALE 3111 (REI/VG)

Agent Comments

 4  2  3

Price: \$2,510,000

Method: Private Sale

Date: 22/10/2025

Property Type: House

Land Size: 4048 sqm approx



19 Whitefriars Way DONVALE 3111 (REI/VG)

Agent Comments

 4  2  2

Price: \$2,250,000

Method: Private Sale

Date: 10/09/2025

Property Type: House

Land Size: 4327 sqm approx

Account - Barry Plant | P: 03 9842 8888