

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 \$2,000,000

&

\$2,200,000

Median sale price

Median price \$1,587,500

Property Type House

Suburb Donvale

Period - From 01/04/2026

to

30/06/2026

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	19 Old Warrandyte Rd DONVALE 3111	\$2,205,200	16/06/2026
2	1 One Tree Hill DONVALE 3111	\$2,415,000	02/05/2026
3	8 Honybun Ct DONVALE 3111	\$2,200,000	27/03/2026

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:

25/08/2026 13:26



 5  2  4

Property Type: House
Land Size: 4000 sqm approx
Agent Comments

Indicative Selling Price
 \$2,000,000 - \$2,200,000
Median House Price
 June quarter 2026: \$1,587,500

Comparable Properties



19 Old Warrandyte Rd DONVALE 3111 (REI)

Agent Comments

 4  3  4

Price: \$2,205,200
Method: Private Sale
Date: 16/06/2026
Property Type: House (Res)
Land Size: 4045 sqm approx



1 One Tree Hill DONVALE 3111 (REI/VG)

Agent Comments

 4  3  3

Price: \$2,415,000
Method: Auction Sale
Date: 02/05/2026
Property Type: House
Land Size: 3986 sqm approx



8 Honybun Ct DONVALE 3111 (REI/VG)

Agent Comments

 4  4  11

Price: \$2,200,000
Method: Private Sale
Date: 27/03/2026
Property Type: House (Res)
Land Size: 4061 sqm approx

Account - Barry Plant | P: 03 9842 8888