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	2/1 Florence Avenue, Donvale Vic 3111

Indicative selling price

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

Range between $690,000 & $750,000

Median sale price

Median price $730,000 Property Type Unit Suburb Donvale

Period - From 01/01/2025 to 31/03/2025 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	5/14-18 Springvale Rd NUNAWADING 3131	$615,000	13/05/2025
2	2/24 Sonia St DONVALE 3111	$710,000	24/03/2025
3	1/1085 Doncaster Rd DONCASTER EAST 3109	$852,000	23/02/2025

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: 30/05/2025 14:07

2/1 Florence Avenue, Donvale Vic 3111

BARRYPLANT



2 2 2

Property Type: Unit

Agent Comments

Indicative Selling Price
$690,000 - $750,000
Median Unit Price
March quarter 2025: $730,000

Comparable Properties



5/14-18 Springvale Rd NUNAWADING 3131 (REI)

2 1 2

Price: $615,000
Method: Private Sale
Date: 13/05/2025
Property Type: Unit
Land Size: 163 sqm approx

Agent Comments



2/24 Sonia St DONVALE 3111 (REI/VG)

2 1 1

Price: $710,000
Method: Private Sale
Date: 24/03/2025
Property Type: Unit
Land Size: 231 sqm approx

Agent Comments



1/1085 Doncaster Rd DONCASTER EAST 3109 (REI/VG)

2 1 2

Price: $852,000
Method: Private Sale
Date: 23/02/2025
Property Type: Unit
Land Size: 237 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9842 8888

REIV THE DIFFERENCE | propertydata.com.au

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