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	1 Leon Court, Donvale Vic 3111

Indicative selling price

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

Range between $1,450,000 & $1,550,000

Median sale price

Median price $1,718,000 Property Type House Suburb Donvale

Period - From 01/07/2025 to 30/09/2025 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	16 Heysen Gr DONCASTER EAST 3109	$1,430,000	11/10/2025
2	4 Hamal St DONVALE 3111	$1,718,000	20/09/2025
3	51 Hunt St DONVALE 3111	$1,450,000	14/08/2025

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: 13/10/2025 17:13

1 Leon Court, Donvale Vic 3111

BARRYPLANT



4 2 2

Property Type: House
Land Size: 663 sqm approx

Agent Comments

Indicative Selling Price
$1,450,000 - $1,550,000
Median House Price
September quarter 2025: $1,718,000

Comparable Properties



16 Heysen Gr DONCASTER EAST 3109 (REI)

4 2 2

Price: $1,430,000
Method: Auction Sale
Date: 11/10/2025
Property Type: House (Res)
Land Size: 576 sqm approx

Agent Comments



4 Hamal St DONVALE 3111 (REI)

4 2 2

Price: $1,718,000
Method: Auction Sale
Date: 20/09/2025
Property Type: House (Res)
Land Size: 600 sqm approx

Agent Comments



51 Hunt St DONVALE 3111 (REI)

4 2 4

Price: $1,450,000
Method: Sold Before Auction
Date: 14/08/2025
Property Type: House (Res)
Land Size: 650 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9842 8888

REIV THE DIFFERENCE | propertydata.com.au

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