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	5/3 Leslie Street, Donvale Vic 3111

Indicative selling price

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

Range between $800,000 & $880,000

Median sale price

Median price $892,500 Property Type Unit Suburb Donvale

Period - From 01/04/2025 to 30/06/2025 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	14/33-37 Leslie St DONVALE 3111	$740,000	29/07/2025
2	5/27 Dryden St DONCASTER EAST 3109	$825,000	29/03/2025
3	5a Jilpanger Rd DONVALE 3111	$815,000	22/03/2025

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: 15/09/2025 15:40

5/3 Leslie Street, Donvale Vic 3111



2 1 1

Property Type: Unit
Land Size: 384 sqm sqm approx

Agent Comments

Indicative Selling Price
$800,000 - $880,000
Median Unit Price
June quarter 2025: $892,500

Comparable Properties

14/33-37 Leslie St DONVALE 3111 (REI)

2 1 1

Agent Comments

Price: $740,000
Method:
Date: 29/07/2025
Property Type: Unit



5/27 Dryden St DONCASTER EAST 3109 (REI/VG)

2 1 2

Agent Comments

Price: $825,000
Method: Private Sale
Date: 29/03/2025
Property Type: Unit
Land Size: 317 sqm approx



5a Jilpanger Rd DONVALE 3111 (REI/VG)

2 2 1

Agent Comments

Price: $815,000
Method: Auction Sale
Date: 22/03/2025
Property Type: House (Res)
Land Size: 346 sqm approx

Account - Barry Plant | P: 03 9842 8888

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