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	3/15 Lisbeth Avenue, Donvale Vic 3111
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,170,000	&	\$1,260,000
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Median sale price

Median price	\$1,075,000	Pro	perty Type To	wnhouse]	Suburb	Donvale
Period - From	25/11/2024	to	24/11/2025	So	ource	Property	/ Data

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.

Ad	dress of comparable property	Price	Date of sale
1	2/4 Worrell St NUNAWADING 3131	\$1,070,000	23/09/2025
2	1/4 Worrell St NUNAWADING 3131	\$1,210,500	06/09/2025
3	6/35 Harrison St MITCHAM 3132	\$1,090,000	29/08/2025

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:	25/11/2025 12:32













Property Type: Townhouse

Agent Comments

Indicative Selling Price \$1,170,000 - \$1,260,000 **Median Townhouse Price** 25/11/2024 - 24/11/2025: \$1,075,000

Comparable Properties

2/4 Worrell St NUNAWADING 3131 (REI)





Agent Comments

Price: \$1,070,000

Method:

Date: 23/09/2025

Property Type: Townhouse (Single)



1/4 Worrell St NUNAWADING 3131 (REI/VG)







Agent Comments

Price: \$1,210,500 Method: Auction Sale Date: 06/09/2025

Property Type: Townhouse (Res) Land Size: 261 sqm approx



6/35 Harrison St MITCHAM 3132 (REI/VG)





Agent Comments

Price: \$1,090,000 Method: Private Sale Date: 29/08/2025

Property Type: Townhouse (Single) Land Size: 286 sqm approx

Account - Barry Plant | P: 03 9842 8888





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