

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

3/15 Lisbeth Avenue, Donvale Vic 3111

Indicative selling price

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

Range between

\$1,170,000

&

\$1,260,000

Median sale price

Median price

\$1,075,000

Property Type

Townhouse

Suburb

Donvale

Period - From

25/11/2024

to

24/11/2025

Source

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.

	Address 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



 3  2  2

Property Type: Townhouse
(Single)

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

 3  2  2

Price: \$1,070,000
Method:
Date: 23/09/2025
Property Type: Townhouse (Single)



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

Agent Comments

 3  2  2

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

 3  2  2

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