#### 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	

#### Indicative selling price

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

#### Median sale price

Median price	\$1,718,000	Pro	perty 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

1	19 Whitefriars Way DONVALE 3111	\$2,250,000	10/09/2025
2	49 Heads Rd DONVALE 3111	\$2,300,000	10/06/2025
3	66 Heads Rd DONVALE 3111	\$1,740,000	22/05/2025

#### 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 16:52



Date of sale







**Property Type:** House **Land Size:** 5334 sqm approx

**Agent Comments** 

Indicative Selling Price \$1,800,000 - \$1,980,000 Median House Price September quarter 2025: \$1,718,000

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.

## Comparable Properties



19 Whitefriars Way DONVALE 3111 (REI/VG)

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2

3

Price: \$2,250,000

Method: Private Sale

Date: 10/09/2025

Property Type: House

Land Size: 4327 sqm approx

Agent Comments



49 Heads Rd DONVALE 3111 (REI/VG)

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**a** 

**Agent Comments** 

**Price:** \$2,300,000

Method: Expression of Interest

Date: 10/06/2025

**Property Type:** House (Res) **Land Size:** 4000 sqm approx

66 Heads Rd DONVALE 3111 (REI/VG)

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1

**—** 

**3** 

Price: \$1,740,000

Method: Sold Before Auction

Date: 22/05/2025

Property Type: House (Res) Land Size: 4049 sqm approx Agent Comments

Account - Barry Plant | P: 03 9842 8888





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