

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

133-135 MCGOWANS ROAD, DONVALE VIC 3111

Indicative selling price

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

Range between \$2,600,000 & \$2,800,000

Median sale price

Median price \$1,600,000 Property Type House Suburb Donvale

Period - From 01/01/2026 to 31/03/2026 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	25 Beckett Rd DONVALE 3111	\$2,785,000	17/04/2026
2	19 Murndal Dr DONVALE 3111	\$2,940,000	23/12/2025
3	32 Edward St DONVALE 3111	\$3,050,000	18/11/2025

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: 24/04/2026 14:18



 4  3  3

Property Type: House
Land Size: 5146 sqm approx
 Agent Comments

Indicative Selling Price
 \$2,600,000 - \$2,800,000
Median House Price
 March quarter 2026: \$1,600,000

Comparable Properties



25 Beckett Rd DONVALE 3111 (REI)

Agent Comments

 5  3  5

Price: \$2,785,000
Method: Private Sale
Date: 17/04/2026
Property Type: House (Res)
Land Size: 4301 sqm approx



19 Murndal Dr DONVALE 3111 (REI)

Agent Comments

 4  2  2

Price: \$2,940,000
Method: Private Sale
Date: 23/12/2025
Property Type: House
Land Size: 4586 sqm approx



32 Edward St DONVALE 3111 (REI/VG)

Agent Comments

 5  4  3

Price: \$3,050,000
Method: Private Sale
Date: 18/11/2025
Property Type: House (Res)
Land Size: 4873 sqm approx

Account - Barry Plant | P: 03 9842 8888