

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

298-300 Oban Road, Donvale Vic 3111

Indicative selling price

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

Range between \$1,700,000

&

\$1,800,000

Median sale price

Median price \$1,602,500

Property Type House

Suburb Donvale

Period - From 21/07/2025

to

20/07/2026

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 Aquarius Ct DONVALE 3111	\$1,681,000	20/06/2026
2	425-427 Park Rd PARK ORCHARDS 3114	\$1,850,000	09/06/2026
3	72 Heads Rd DONVALE 3111	\$1,950,000	21/03/2026

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:

21/07/2026 16:41



 5  3  3

Property Type: House
Land Size: 7927 sqm approx
Agent Comments

Indicative Selling Price
\$1,700,000 - \$1,800,000
Median House Price
21/07/2025 - 20/07/2026: \$1,602,500

Comparable Properties



2 Aquarius Ct DONVALE 3111 (REI)

Agent Comments

 5  3  4

Price: \$1,681,000
Method: Auction Sale
Date: 20/06/2026
Rooms: 8
Property Type: House (Res)
Land Size: 4047 sqm approx



425-427 Park Rd PARK ORCHARDS 3114 (REI)

Agent Comments

 5  2  4

Price: \$1,850,000
Method: Private Sale
Date: 09/06/2026
Property Type: House
Land Size: 4129 sqm approx



72 Heads Rd DONVALE 3111 (REI/VG)

Agent Comments

 4  2  5

Price: \$1,950,000
Method: Auction Sale
Date: 21/03/2026
Property Type: House (Res)
Land Size: 4027 sqm approx

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