

# 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

1 One Tree Hill, Donvale Vic 3111

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$2,300,000

&

\$2,500,000

### Median sale price

Median price

\$1,781,500

Property Type

House

Suburb

Donvale

Period - From

01/10/2025

to

31/12/2025

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	Date of sale
1	12 Larne Av DONVALE 3111	\$2,550,000	18/12/2025
2	7-9 Mcgowans Rd DONVALE 3111	\$2,200,000	12/12/2025
3	47 Larne Av DONVALE 3111	\$2,253,000	11/11/2025

**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:

06/03/2026 12:42



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**Property Type:** House  
**Land Size:** 3986 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
 \$2,300,000 - \$2,500,000  
**Median House Price**  
 December quarter 2025: \$1,781,500

## Comparable Properties



**12 Larne Av DONVALE 3111 (REI/VG)**

[Agent Comments](#)

 4  6  6

**Price:** \$2,550,000  
**Method:** Private Sale  
**Date:** 18/12/2025  
**Property Type:** House (Res)  
**Land Size:** 4137 sqm approx



**7-9 MCGOWANS RD DONVALE 3111 (REI)**

[Agent Comments](#)

 6  4  4

**Price:** \$2,200,000  
**Method:** Sold Before Auction  
**Date:** 12/12/2025  
**Property Type:** House (Res)  
**Land Size:** 4052 sqm approx



**47 Larne Av DONVALE 3111 (REI/VG)**

[Agent Comments](#)

 4  2  4

**Price:** \$2,253,000  
**Method:** Private Sale  
**Date:** 11/11/2025  
**Property Type:** House  
**Land Size:** 4605 sqm approx

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