

# 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

37 Roy Street, 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 \$1,480,000 & \$1,580,000

### 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	6a Roy St DONVALE 3111	\$1,625,000	08/05/2026
2	23 Dryden St DONCASTER EAST 3109	\$1,414,000	02/05/2026
3	48a Darvall St DONVALE 3111	\$1,640,000	02/04/2026

**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:

15/05/2026 14:11



4   
 2   
 2

**Property Type:** House

Agent Comments

**Indicative Selling Price**

\$1,480,000 - \$1,580,000

**Median House Price**

March quarter 2026: \$1,600,000

## Comparable Properties



**6a Roy St DONVALE 3111 (REI)**

Agent Comments

5   
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**Price:** \$1,625,000

**Method:** Sold Before Auction

**Date:** 08/05/2026

**Property Type:** House (Res)

**23 Dryden St DONCASTER EAST 3109 (REI)**

Agent Comments

4   
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 2

**Price:** \$1,414,000

**Method:** Auction Sale

**Date:** 02/05/2026

**Property Type:** Townhouse (Res)

**Land Size:** 316 sqm approx



**48a Darvall St DONVALE 3111 (REI/VG)**

Agent Comments

4   
 3   
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**Price:** \$1,640,000

**Method:** Private Sale

**Date:** 02/04/2026

**Property Type:** House

**Land Size:** 305 sqm approx

Account - Barry Plant | P: 03 9842 8888