

# 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

70A 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 \$1,075,000

Property Type Townhouse

Suburb Donvale

Period - From 27/01/2025

to

26/01/2026

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	1/11 Dianne St DONCASTER EAST 3109	\$1,450,000	17/12/2025
2	2 Florence Av DONVALE 3111	\$1,360,000	28/10/2025
3	70 Roy St DONVALE 3111	\$1,635,000	03/10/2025

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:

27/01/2026 10:18



 4  3  2

**Property Type:** Townhouse

Agent Comments

**Indicative Selling Price**

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

**Median Townhouse Price**

27/01/2025 - 26/01/2026: \$1,075,000

## Comparable Properties



**1/11 Dianne St DONCASTER EAST 3109 (REI)**

Agent Comments

 4  3  2

**Price:** \$1,450,000

**Method:** Private Sale

**Date:** 17/12/2025

**Property Type:** House (Res)



**2 Florence Av DONVALE 3111 (REI/VG)**

Agent Comments

 4  3  2

**Price:** \$1,360,000

**Method:** Private Sale

**Date:** 28/10/2025

**Property Type:** House (Res)



**70 Roy St DONVALE 3111 (REI/VG)**

Agent Comments

 4  3  2

**Price:** \$1,635,000

**Method:** Private Sale

**Date:** 03/10/2025

**Property Type:** Townhouse (Res)

**Land Size:** 336 sqm approx

**Account - Barry Plant** | P: 03 9842 8888