

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

25 Savaris Court, Donvale Vic 3111

Indicative selling price

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

Range between \$1,100,000

&

\$1,200,000

Median sale price

Median price \$1,718,000

Property Type House

Suburb Donvale

Period - From 01/07/2025

to 30/09/2025

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.

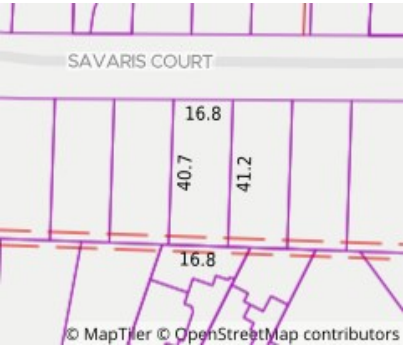
	Address of comparable property	Price	Date of sale
1	36 Hedge End Rd NUNAWADING 3131	\$1,157,000	23/08/2025
2	13 William St DONVALE 3111	\$1,240,000	19/07/2025
3	1 Adelyn Av DONVALE 3111	\$1,165,000	08/05/2025

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:

15/10/2025 16:05



 4  2  2

Property Type: House
Agent Comments

Indicative Selling Price
\$1,100,000 - \$1,200,000
Median House Price
September quarter 2025: \$1,718,000

Comparable Properties



36 Hedge End Rd NUNAWADING 3131 (REI)

Agent Comments

 4  2  2

Price: \$1,157,000
Method: Auction Sale
Date: 23/08/2025
Property Type: House (Res)
Land Size: 638 sqm approx



13 William St DONVALE 3111 (REI)

Agent Comments

 4  2  2

Price: \$1,240,000
Method: Auction Sale
Date: 19/07/2025
Property Type: House (Res)
Land Size: 666 sqm approx



1 Adelyn Av DONVALE 3111 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,165,000
Method: Private Sale
Date: 08/05/2025
Property Type: House (Res)
Land Size: 646 sqm approx

Account - Barry Plant | P: 03 9842 8888