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 Colwyn 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 $1,781,500 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	36 Paula Cr DONCASTER EAST 3109	$1,330,000	27/11/2025
2	12 Outlook Dr NUNAWADING 3131	$1,210,000	29/10/2025
3	5 Ferdinand St NUNAWADING 3131	$1,210,000	25/10/2025

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: 19/02/2026 16:44

1 Colwyn Court, Donvale Vic 3111



3 2 2

Property Type: House (Res)
Land Size: 778 sqm approx

Agent Comments

Indicative Selling Price
$1,100,000 - $1,200,000
Median House Price
December quarter 2025: $1,781,500

Comparable Properties



36 Paula Cr DONCASTER EAST 3109 (REI)

4 1 2

Price: $1,330,000
Method: Private Sale
Date: 27/11/2025
Property Type: House
Land Size: 725 sqm approx

Agent Comments



12 Outlook Dr NUNAWADING 3131 (REI/VG)

3 1 2

Price: $1,210,000
Method: Auction Sale
Date: 29/10/2025
Property Type: House (Res)
Land Size: 588 sqm approx

Agent Comments



5 Ferdinand St NUNAWADING 3131 (REI/VG)

3 1 2

Price: $1,210,000
Method: Auction Sale
Date: 25/10/2025
Property Type: House (Res)
Land Size: 585 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9842 8888

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