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	2/72 Tunstall Road, Donvale Vic 3111

Indicative selling price

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

Range between $880,000 & $960,000

Median sale price

Median price $1,010,000 Property Type Townhouse Suburb Donvale

Period - From 24/09/2024 to 23/09/2025 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	2/61 Tunstall Rd DONVALE 3111	$777,000	20/09/2025
2	1/5 Sonia St DONVALE 3111	$766,000	12/07/2025
3	1/4 Bowen Rd DONCASTER EAST 3109	$910,000	29/04/2025

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: 24/09/2025 12:06

2/72 Tunstall Road, Donvale Vic 3111



3 2 2

Property Type: Townhouse

Agent Comments

Indicative Selling Price
$880,000 - $960,000
Median Townhouse Price
24/09/2024 - 23/09/2025: $1,010,000

Comparable Properties



2/61 Tunstall Rd DONVALE 3111 (REI)

3 1 1

Price: $777,000
Method: Auction Sale
Date: 20/09/2025
Property Type: Unit

Agent Comments



1/5 Sonia St DONVALE 3111 (REI)

3 1 1

Price: $766,000
Method: Auction Sale
Date: 12/07/2025
Property Type: Unit

Agent Comments

1/4 Bowen Rd DONCASTER EAST 3109 (VG)

3 - -

Price: $910,000
Method: Sale
Date: 29/04/2025
Property Type: Flat/Unit/Apartment (Res)

Agent Comments

Account - Barry Plant | P: 03 9842 8888

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