

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

7 Warrock Avenue, Donvale Vic 3111

Indicative selling price

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

Single price \$1,950,000

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	7 Elliot CI DONVALE 3111	\$2,510,000	22/10/2025
2	19 Whitefriars Way DONVALE 3111	\$2,250,000	10/09/2025
3	7 Holly Green CI DONVALE 3111	\$2,450,000	28/07/2025

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:

23/03/2026 11:07



 4  2  2

Property Type: House (Res)
Land Size: 4041 sqm approx

Agent Comments

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.

Indicative Selling Price

\$1,950,000

Median House Price

December quarter 2025: \$1,781,500

Comparable Properties



7 Elliot CI DONVALE 3111 (REI/VG)

Agent Comments

 4  2  3

Price: \$2,510,000
Method: Private Sale
Date: 22/10/2025
Property Type: House
Land Size: 4048 sqm approx



19 Whitefriars Way DONVALE 3111 (REI/VG)

Agent Comments

 4  2  2

Price: \$2,250,000
Method: Private Sale
Date: 10/09/2025
Property Type: House
Land Size: 4327 sqm approx



7 Holly Green CI DONVALE 3111 (VG)

Agent Comments

 5  -  -

Price: \$2,450,000
Method: Sale
Date: 28/07/2025
Property Type: Hobby Farm < 20 ha (Rur)
Land Size: 4114 sqm approx

Account - Barry Plant | P: 03 9842 8888