

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

G06/22 Wembley Gardens, Donvale Vic 3111

Indicative selling price

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

Range between

\$660,000

&

\$680,000

Median sale price

Median price

\$932,500

Property Type

Unit

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	7/51 Talford St DONCASTER EAST 3109	\$666,000	10/12/2025
2	302/177 Blackburn Rd DONCASTER EAST 3109	\$640,000	24/10/2025
3	202/1 Mitcham Rd DONVALE 3111	\$753,000	17/10/2025

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:

04/02/2026 11:21



Property Type: Apartment

Agent Comments

Indicative Selling Price

\$660,000 - \$680,000

Median Unit Price

December quarter 2025: \$932,500

Comparable Properties



7/51 Talford St DONCASTER EAST 3109 (REI)



2



2



1

Agent Comments

Price: \$666,000

Method: Private Sale

Date: 10/12/2025

Property Type: Apartment



302/177 Blackburn Rd DONCASTER EAST 3109 (REI/VG) Agent Comments



2



2



1

Price: \$640,000

Method: Private Sale

Date: 24/10/2025

Property Type: Apartment



202/1 Mitcham Rd DONVALE 3111 (REI/VG)



2



2



1

Agent Comments

Price: \$753,000

Method: Private Sale

Date: 17/10/2025

Property Type: Apartment

Account - Barry Plant | P: 03 9842 8888