

# 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](http://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	207/37 Churchill St DONCASTER EAST 3109	\$680,000	27/02/2026
2	7/51 Talford St DONCASTER EAST 3109	\$666,000	10/12/2025
3	302/177 Blackburn Rd DONCASTER EAST 3109	\$640,000	24/10/2025

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:

13/03/2026 15:19



 2   
  2   
  1

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$660,000 - \$680,000

**Median Unit Price**

December quarter 2025: \$932,500

## Comparable Properties



**207/37 Churchill St DONCASTER EAST 3109 (REI)**

Agent Comments

 2   
  2   
  1

**Price:** \$680,000

**Method:** Private Sale

**Date:** 27/02/2026

**Property Type:** Apartment



**7/51 Talford St DONCASTER EAST 3109 (REI/VG)**

Agent Comments

 2   
  2   
  1

**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

Account - Barry Plant | P: 03 9842 8888



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