

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
17 White Lodge Court, Donvale Vic 3111

Indicative selling price

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

Range between \$3,300,000 & \$3,600,000

Median sale price

Median price \$1,718,000 Property Type House Suburb Donvale
Period - From 01/07/2025 to 30/09/2025 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	5 Yileen Ct DONVALE 3111	\$3,000,000	06/05/2025
2	6 Warner Ct DONVALE 3111	\$3,298,000	21/04/2025
3	6 Yileen Ct DONVALE 3111	\$3,240,000	22/03/2025

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:

23/10/2025 13:12

**Property Type:** House**Land Size:** 4087 sqm approx**Agent Comments****Indicative Selling Price**

\$3,300,000 - \$3,600,000

Median House Price

September quarter 2025: \$1,718,000

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.

Comparable Properties

**5 Yileen Ct DONVALE 3111 (REI/VG)****Price:** \$3,000,000**Method:** Private Sale**Date:** 06/05/2025**Property Type:** House**Land Size:** 4000 sqm approx**Agent Comments****6 Warner Ct DONVALE 3111 (REI/VG)****Price:** \$3,298,000**Method:** Private Sale**Date:** 21/04/2025**Property Type:** House**Land Size:** 4026 sqm approx**Agent Comments****6 Yileen Ct DONVALE 3111 (REI/VG)****Price:** \$3,240,000**Method:** Auction Sale**Date:** 22/03/2025**Property Type:** House (Res)**Land Size:** 4077 sqm approx**Agent Comments**

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