

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

Single price \$3,300,000

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	32 Edward St DONVALE 3111	\$3,050,000	18/11/2025
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:

26/03/2026 16:23



 5  5  4

Property Type: House
Land Size: 4087 sqm approx
 Agent Comments

Indicative Selling Price
 \$3,300,000
Median House Price
 December quarter 2025: \$1,781,500

Comparable Properties



32 Edward St DONVALE 3111 (REI/VG)

Agent Comments

 5  4  3

Price: \$3,050,000
Method: Private Sale
Date: 18/11/2025
Property Type: House (Res)
Land Size: 4873 sqm approx



6 Warner Ct DONVALE 3111 (REI/VG)

Agent Comments

 5  3  4

Price: \$3,298,000
Method: Private Sale
Date: 21/04/2025
Property Type: House
Land Size: 4026 sqm approx



6 Yileen Ct DONVALE 3111 (REI/VG)

Agent Comments

 5  5  3

Price: \$3,240,000
Method: Auction Sale
Date: 22/03/2025
Property Type: House (Res)
Land Size: 4077 sqm approx

Account - Barry Plant | P: 03 9842 8888