

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

26 William Street, Donvale Vic 3111

Indicative selling price

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

Range between \$1,490,000

&

\$1,550,000

Median sale price

Median price \$1,075,000

Property Type Townhouse

Suburb Donvale

Period - From 05/12/2024

to

04/12/2025

Source Property Data

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	2 Florence Av DONVALE 3111	\$1,360,000	28/10/2025
2	10a Sunray Ct DONVALE 3111	\$1,700,000	19/07/2025
3	81 Roy St DONVALE 3111	\$1,660,000	20/06/2025

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:

05/12/2025 15:35



 4  3  2

Property Type: Townhouse

Land Size: 332 sqm approx

Agent Comments

Indicative Selling Price

\$1,490,000 - \$1,550,000

Median Townhouse Price

05/12/2024 - 04/12/2025: \$1,075,000

Comparable Properties



2 Florence Av DONVALE 3111 (REI/VG)

Agent Comments

 4  3  2

Price: \$1,360,000

Method: Private Sale

Date: 28/10/2025

Property Type: House (Res)



10a Sunray Ct DONVALE 3111 (REI/VG)

Agent Comments

 4  3  2

Price: \$1,700,000

Method: Private Sale

Date: 19/07/2025

Property Type: Townhouse (Single)

Land Size: 297 sqm approx



81 Roy St DONVALE 3111 (REI/VG)

Agent Comments

 4  3  2

Price: \$1,660,000

Method: Sold Before Auction

Date: 20/06/2025

Property Type: Townhouse (Res)

Land Size: 334 sqm approx

Account - Barry Plant | P: 03 9842 8888