

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

2/67 Woodhouse Road, Donvale Vic 3111

Indicative selling price

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

Range between \$1,150,000

&

\$1,230,000

Median sale price

Median price \$1,000,000

Property Type Townhouse

Suburb Donvale

Period - From 06/08/2025

to

05/08/2026

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	1/4 Bogong Ct DONCASTER EAST 3109	\$1,320,000	18/04/2026
2	4/1 Bowen Rd DONCASTER EAST 3109	\$1,100,000	24/02/2026
3	3/28 Roderick St DONCASTER EAST 3109	\$1,260,000	31/01/2026

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:

06/08/2026 11:23



4
 3
 2

Property Type: Townhouse

Agent Comments

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.

Indicative Selling Price

\$1,150,000 - \$1,230,000

Median Townhouse Price

06/08/2025 - 05/08/2026: \$1,000,000

Comparable Properties



1/4 Bogong Ct DONCASTER EAST 3109 (REI/VG)

Agent Comments

4
 2
 2

Price: \$1,320,000

Method: Auction Sale

Date: 18/04/2026

Property Type: Townhouse (Res)

Land Size: 263 sqm approx



4/1 Bowen Rd DONCASTER EAST 3109 (REI/VG)

Agent Comments

4
 3
 2

Price: \$1,100,000

Method: Private Sale

Date: 24/02/2026

Rooms: 7

Property Type: Townhouse (Res)



3/28 Roderick St DONCASTER EAST 3109 (REI/VG)

Agent Comments

5
 4
 2

Price: \$1,260,000

Method: Auction Sale

Date: 31/01/2026

Property Type: Townhouse (Res)

Account - Barry Plant | P: 03 9842 8888