

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

3 DYSART ROAD DONNYBROOK VIC 3064

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$650,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Donnybrook

Period-from

01 Feb 2024

to

31 Jan 2025

Source

Corelogic

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 6 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 JUM WAY DONNYBROOK VIC 3064	\$666,500	28-Aug-24
2 JUM WAY DONNYBROOK VIC 3064	\$674,000	10-Oct-24
92 EASTSIDE BOULEVARD DONNYBROOK VIC 3064	\$749,000	10-Feb-24

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 6 months.~~

This Statement of Information was prepared on: 13 February 2025



1 JUM WAY DONNYBROOK VIC 3064

 4  2  2

Sold Price **\$666,500** Sold Date **28-Aug-24**

Distance **0.06km**



2 JUM WAY DONNYBROOK VIC 3064

 4  2  2

Sold Price **\$674,000** Sold Date **10-Oct-24**

Distance **0.09km**



92 EASTSIDE BOULEVARD DONNYBROOK VIC 3064

 4  2  2

Sold Price **\$749,000** Sold Date **10-Feb-24**

Distance **0.09km**

RS = Recent sale UN = Undisclosed Sale

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