

# 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

6a Rangeview Road, Donvale Vic 3111

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between

\$1,500,000

&

\$1,600,000

### Median sale price

Median price

\$1,750,000

Property Type

House

Suburb

Donvale

Period - From

01/10/2023

to

31/12/2023

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	16 Rangeview Rd DONVALE 3111	\$1,732,000	11/11/2023
2	15 Sturdee Rd DONVALE 3111	\$1,480,000	02/12/2023
3	91 Lisbeth Av DONVALE 3111	\$1,351,000	17/02/2024

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:

09/04/2024 13:12



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**Property Type:** House  
**Land Size:** 2575 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
 \$1,500,000 - \$1,600,000  
**Median House Price**  
 December quarter 2023: \$1,750,000

## Comparable Properties



**16 Rangeview Rd DONVALE 3111 (REI/VG)**

**Agent Comments**

 4    2    6

**Price:** \$1,732,000  
**Method:** Auction Sale  
**Date:** 11/11/2023  
**Property Type:** House (Res)  
**Land Size:** 1765 sqm approx



**15 Sturdee Rd DONVALE 3111 (REI/VG)**

**Agent Comments**

 4    2    2

**Price:** \$1,480,000  
**Method:** Auction Sale  
**Date:** 02/12/2023  
**Property Type:** House (Res)  
**Land Size:** 1115 sqm approx



**91 Lisbeth Av DONVALE 3111 (REI)**

**Agent Comments**

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**Price:** \$1,351,000  
**Method:** Auction Sale  
**Date:** 17/02/2024  
**Property Type:** House (Res)  
**Land Size:** 1073 sqm approx