

# 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

4 Mopoke Lane, 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 \$2,750,000

&

\$2,950,000

### Median sale price

Median price \$1,625,000

Property Type House

Suburb Donvale

Period - From 01/10/2024

to 31/12/2024

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	4 Manna Bank Vw DONVALE 3111	\$2,500,000	30/10/2024
2	520-522 Park Rd PARK ORCHARDS 3114	\$3,580,000	02/07/2024
3			

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:

25/02/2025 13:02



4 4 2

Property Type: House  
Land Size: 1429 sqm approx  
Agent Comments

Indicative Selling Price  
\$2,750,000 - \$2,950,000  
Median House Price  
December quarter 2024: \$1,625,000

## Comparable Properties



4 Manna Bank Vw DONVALE 3111 (REI/VG)

Agent Comments

5 3 2

Price: \$2,500,000  
Method: Auction Sale  
Date: 30/10/2024  
Property Type: House (Res)  
Land Size: 1138 sqm approx



520-522 Park Rd PARK ORCHARDS 3114 (REI)

Agent Comments

4 3 3

Price: \$3,580,000  
Method: Private Sale  
Date: 02/07/2024  
Property Type: House  
Land Size: 2057 sqm approx

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.