

## 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

17 VIOLA STREET DONNYBROOK VIC 3064

### Indicative selling price

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

7 MEDIAN GRANGE DONNYBROOK VIC 3064	\$690,000	20-Nov-24
22 RULINGIA ROAD DONNYBROOK VIC 3064	\$658,000	19-Sep-24
66 MOLESWORTH CRESCENT DONNYBROOK VIC 3064	\$650,000	20-Nov-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: 11 February 2025



**7 MEDIAN GRANGE DONNYBROOK VIC 3064** Sold Price **\$690,000** Sold Date **20-Nov-24**

4 2 2

Distance **0.88km**



**22 RULINGIA ROAD DONNYBROOK VIC 3064** Sold Price **\$658,000** Sold Date **19-Sep-24**

4 2 2

Distance **0.45km**



**66 MOLESWORTH CRESCENT DONNYBROOK VIC 3064** Sold Price **\$650,000** Sold Date **20-Nov-24**

4 2 2

Distance **0.32km**

RS = Recent sale      UN = Undisclosed Sale

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