

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

9 ALBIDA STREET 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

\$662,900

or range
between

&

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

9 ALBIDA STREET DONNYBROOK VIC 3064	\$650,000	28-Mar-24
17 ALBIDA STREET DONNYBROOK VIC 3064	\$645,000	11-Sep-24
15 BOVINE CRESCENT DONNYBROOK VIC 3064	\$627,000	12-Oct-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: 21 February 2025



9 ALBIDA STREET DONNYBROOK VIC 3064

 4  2  2

Sold Price

\$650,000

Sold Date

28-Mar-24

Distance

0km



17 ALBIDA STREET DONNYBROOK VIC 3064

 4  2  2

Sold Price

\$645,000

Sold Date

11-Sep-24

Distance

0.05km



15 BOVINE CRESCENT DONNYBROOK VIC 3064

 4  2  2

Sold Price

\$627,000

Sold Date

12-Oct-24

Distance

0.08km

RS = Recent sale

UN = Undisclosed Sale

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