

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

1/13 Jilpanger Road, Donvale Vic 3111

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,260,000

&

\$1,380,000

Median sale price

Median price \$1,120,000

Property Type Townhouse

Suburb Donvale

Period - From 01/11/2023

to 31/10/2024

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	36 Leawarra Cr DONCASTER EAST 3109	\$1,255,000	26/10/2024
2	14 Braham St DONVALE 3111	\$1,385,000	11/10/2024
3	2/34 Beverley St DONCASTER EAST 3109	\$1,340,000	14/09/2024

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:

01/11/2024 14:00



 4  3  2

Property Type: Townhouse (Res)

Land Size: 278 sqm approx

Agent Comments

Indicative Selling Price

\$1,260,000 - \$1,380,000

Median Townhouse Price

01/11/2023 - 31/10/2024: \$1,120,000

Comparable Properties



36 Leawarra Cr DONCASTER EAST 3109 (REI) **Agent Comments**

 5  2  2

Price: \$1,255,000

Method: Auction Sale

Date: 26/10/2024

Property Type: Townhouse (Res)

Land Size: 411 sqm approx



14 Braham St DONVALE 3111 (REI)

Agent Comments

 4  3  2

Price: \$1,385,000

Method: Private Sale

Date: 11/10/2024

Property Type: Townhouse (Res)

Land Size: 246 sqm approx



2/34 Beverley St DONCASTER EAST 3109 (REI)

Agent Comments

 4  3  2

Price: \$1,340,000

Method: Auction Sale

Date: 14/09/2024

Property Type: Townhouse (Res)

Land Size: 167 sqm approx

Account - Barry Plant | P: 03 9842 8888