

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

G06/22 Wembley Gardens, Donvale Vic 3111

Indicative selling price

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

Range between \$600,000 & \$660,000

Median sale price

Median price \$907,500 Property Type Unit 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	2/1137-1139 Doncaster Rd DONVALE 3111	\$624,250	15/11/2024
2	3/1091 Doncaster Rd DONCASTER EAST 3109	\$640,000	17/09/2024
3	11/1137-1139 Doncaster Rd DONVALE 3111	\$880,000	27/07/2024

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.

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2
 2
 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
\$600,000 - \$660,000
Median Unit Price
December quarter 2024: \$907,500

Comparable Properties



2/1137-1139 Doncaster Rd DONVALE 3111 (REI)

Agent Comments

2
 1
 1

Price: \$624,250

Method: Private Sale

Date: 15/11/2024

Property Type: Apartment



3/1091 Doncaster Rd DONCASTER EAST 3109 (REI/VG)

Agent Comments

2
 2
 1

Price: \$640,000

Method: Private Sale

Date: 17/09/2024

Property Type: Unit



11/1137-1139 Doncaster Rd DONVALE 3111 (REI)

Agent Comments

2
 2
 2

Price: \$880,000

Method: Private Sale

Date: 27/07/2024

Property Type: Apartment

Account - Barry Plant | P: 03 9842 8888