

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

127 Glenvale Road, Donvale Vic 3111

Indicative selling price

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

Range between \$850,000 & \$930,000

Median sale price

Median price \$1,527,500 Property Type House Suburb Donvale

Period - From 15/02/2023 to 14/02/2024 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 Fawcett St MITCHAM 3132	\$1,080,000	03/02/2024
2	25a Mullum Mullum Rd RINGWOOD 3134	\$850,000	03/02/2024
3	15 Montalbo Rd RINGWOOD NORTH 3134	\$750,000	23/01/2024

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:

15/02/2024 15:58



3
 2
 3

Property Type: House
Land Size: 725 sqm approx
 Agent Comments

Indicative Selling Price

\$850,000 - \$930,000

Median House Price

15/02/2023 - 14/02/2024: \$1,527,500

Comparable Properties



4 Fawcett St MITCHAM 3132 (REI)

Agent Comments

3
 1
 1

Price: \$1,080,000
Method: Auction Sale
Date: 03/02/2024
Property Type: House (Res)
Land Size: 641 sqm approx



25a Mullum Mullum Rd RINGWOOD 3134 (REI) Agent Comments

3
 1
 2

Price: \$850,000
Method: Auction Sale
Date: 03/02/2024
Property Type: House
Land Size: 831 sqm approx



15 Montalbo Rd RINGWOOD NORTH 3134 (REI)

Agent Comments

4
 2
 1

Price: \$750,000
Method: Auction Sale
Date: 23/01/2024
Property Type: House (Res)
Land Size: 1091 sqm approx

Account - Barry Plant | P: 03 9842 8888