

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

20 Heads Road, Donvale Vic 3111

Indicative selling price

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

Range between \$1,700,000 & \$1,850,000

Median sale price

Median price \$1,625,000 Property Type House 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	299 Oban Rd DONVALE 3111	\$1,705,000	11/02/2025
2	28 Harris Rd DONVALE 3111	\$2,010,000	20/11/2024
3	9-11 Frogmore Cr PARK ORCHARDS 3114	\$1,820,000	11/11/2024

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:

11/03/2025 12:15



 4  2  2

Property Type: House
Land Size: 7261 sqm approx
Agent Comments

Indicative Selling Price
\$1,700,000 - \$1,850,000
Median House Price
December quarter 2024: \$1,625,000

Comparable Properties



299 Oban Rd DONVALE 3111 (REI)

Agent Comments

 4  3  2

Price: \$1,705,000
Method: Expression of Interest
Date: 11/02/2025
Property Type: House (Res)
Land Size: 4092 sqm approx



28 Harris Rd DONVALE 3111 (REI)

Agent Comments

 6  3  4

Price: \$2,010,000
Method: Private Sale
Date: 20/11/2024
Property Type: House
Land Size: 4034 sqm approx



9-11 Frogmore Cr PARK ORCHARDS 3114 (REI)

Agent Comments

 4  2  2

Price: \$1,820,000
Method: Private Sale
Date: 11/11/2024
Property Type: House
Land Size: 3186 sqm approx

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