### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

## Property offered for sale

	33 Lookover Road, Donvale Vic 3111
Including suburb and	
postcode	

#### Indicative selling price

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

1,1,100,100	Range between	\$1,450,000	&	\$1,550,000
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#### Median sale price

Median price	\$1,625,000	Pro	perty 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

Add	dress of comparable property	Price	Date of sale
1	8 Paddys La PARK ORCHARDS 3114	\$1,690,000	01/02/2025
2	7 Lookover Rd DONVALE 3111	\$1,825,000	31/01/2025
3	29 Beckett Rd DONVALE 3111	\$1,510,000	15/11/2024

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	06/03/2025 14:52













Property Type: House Land Size: 5544 sqm approx **Agent Comments** 

**Indicative Selling Price** \$1,450,000 - \$1,550,000 **Median House Price** December quarter 2024: \$1,625,000

## Comparable Properties



8 Paddys La PARK ORCHARDS 3114 (REI)





Price: \$1,690,000

Method: Expression of Interest

Date: 01/02/2025

Property Type: House (Res) Land Size: 4547 sqm approx **Agent Comments** 



7 Lookover Rd DONVALE 3111 (REI)





**Agent Comments** 

Price: \$1,825,000 Method: Private Sale Date: 31/01/2025

Property Type: House (Res) Land Size: 4010 sqm approx

29 Beckett Rd DONVALE 3111 (REI)







**Agent Comments** 



Price: \$1,510,000 Method: Private Sale Date: 15/11/2024

Property Type: House (Res) Land Size: 4064 sqm approx

Account - Barry Plant | P: 03 9842 8888





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