

# 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

33 Lookover Road, Donvale Vic 3111

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,450,000 & \$1,550,000

### 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	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 comparable properties 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



 5  
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  2

**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)**

Agent Comments

 4  
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  2

**Price:** \$1,690,000

**Method:** Expression of Interest

**Date:** 01/02/2025

**Property Type:** House (Res)

**Land Size:** 4547 sqm approx



**7 Lookover Rd DONVALE 3111 (REI)**

Agent Comments

 3  
  2  
  3

**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

 4  
  2  
  4

**Price:** \$1,510,000

**Method:** Private Sale

**Date:** 15/11/2024

**Property Type:** House (Res)

**Land Size:** 4064 sqm approx

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