

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

19 Whitefriars Way, Donvale Vic 3111

Indicative selling price

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

Range between \$2,250,000 & \$2,350,000

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	6 Elliot CI DONVALE 3111	\$2,055,000	16/08/2024
2	1 Whitefriars Way DONVALE 3111	\$2,395,000	05/08/2024
3	43 Larne Av DONVALE 3111	\$2,751,000	30/03/2024

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: 07/02/2025 12:01



 4
  2
  4

Property Type: House
Land Size: 4326 sqm approx
 Agent Comments

Indicative Selling Price
 \$2,250,000 - \$2,350,000
Median House Price
 December quarter 2024: \$1,625,000

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.

Comparable Properties



6 Elliot CI DONVALE 3111 (REI/VG)

Agent Comments

 5
  2
  4

Price: \$2,055,000
Method: Private Sale
Date: 16/08/2024
Property Type: House (Res)
Land Size: 4074 sqm approx



1 Whitefriars Way DONVALE 3111 (REI/VG)

Agent Comments

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  2
  3

Price: \$2,395,000
Method: Expression of Interest
Date: 05/08/2024
Property Type: House (Res)
Land Size: 4151 sqm approx



43 Larne Av DONVALE 3111 (REI/VG)

Agent Comments

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  4
  3

Price: \$2,751,000
Method: Private Sale
Date: 30/03/2024
Property Type: House (Res)
Land Size: 6060 sqm approx

Account - Barry Plant | P: 03 9842 8888