

# 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

1/43 Tunstall 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

\$1,150,000

&

\$1,200,000

### Median sale price

Median price

\$908,500

Property Type

Unit

Suburb

Donvale

Period - From

01/10/2023

to

31/12/2023

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	3/150 Beverley St DONCASTER EAST 3109	\$1,300,000	02/03/2024
2	2/12 Grevillea Rd DONCASTER EAST 3109	\$1,200,000	04/01/2024
3	6/1 Banool Qdmt DONCASTER EAST 3109	\$1,125,000	13/11/2023

**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:

05/04/2024 10:37



 4    3    2

**Property Type:** Townhouse  
**Land Size:** 292sqm sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,150,000 - \$1,200,000  
**Median Unit Price**  
 December quarter 2023: \$908,500

## Comparable Properties



**3/150 Beverley St DONCASTER EAST 3109 (REI)**

Agent Comments

 3    2    2

**Price:** \$1,300,000  
**Method:** Auction Sale  
**Date:** 02/03/2024  
**Property Type:** Townhouse (Res)  
**Land Size:** 189 sqm approx



**2/12 Grevillea Rd DONCASTER EAST 3109 (REI)**

Agent Comments

 3    3    2

**Price:** \$1,200,000  
**Method:** Private Sale  
**Date:** 04/01/2024  
**Property Type:** Townhouse (Res)



**6/1 Banool Qdrnt DONCASTER EAST 3109 (REI)**

Agent Comments

 3    2    2

**Price:** \$1,125,000  
**Method:** Private Sale  
**Date:** 13/11/2023  
**Property Type:** Townhouse (Res)  
**Land Size:** 211 sqm approx

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