Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	26 Florence Avenue, Donvale Vic 3111
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,100,000 & \$1,200,000	Range between	\$1,100,000	&	\$1,200,000
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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

Aut	areas or comparable property	1 1100	Date of Sale
1	140 Junction Rd NUNAWADING 3131	\$1,050,000	14/12/2024
2	78 Bowen Rd DONCASTER EAST 3109	\$1,000,110	17/09/2024
3	13 Oxford St NUNAWADING 3131	\$1,065,000	23/08/2024

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:	05/03/2025 16:45



Date of sale





Property Type: House (Res) Land Size: 726 sqm approx

Agent Comments

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.

Indicative Selling Price \$1,100,000 - \$1,200,000 **Median House Price** December quarter 2024: \$1,625,000

Comparable Properties



140 Junction Rd NUNAWADING 3131 (REI)

Price: \$1,050,000 Method: Private Sale Date: 14/12/2024 Property Type: House Land Size: 747 sqm approx **Agent Comments**



78 Bowen Rd DONCASTER EAST 3109 (REI/VG)

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Price: \$1,000,110 Method: Private Sale Date: 17/09/2024

Property Type: House (Res) Land Size: 746 sqm approx

Agent Comments



13 Oxford St NUNAWADING 3131 (REI/VG)

Price: \$1,065,000

Method: Sold Before Auction

Date: 23/08/2024

Property Type: House (Res) Land Size: 704 sqm approx **Agent Comments**

Account - Barry Plant | P: 03 9842 8888





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