

# 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

26 Florence Avenue, 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 \$1,100,000 & \$1,200,000

### 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	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



**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)**

**Agent Comments**



**Price:** \$1,050,000

**Method:** Private Sale

**Date:** 14/12/2024

**Property Type:** House

**Land Size:** 747 sqm approx



**78 Bowen Rd DONCASTER EAST 3109 (REI/VG)**

**Agent Comments**



**Price:** \$1,000,110

**Method:** Private Sale

**Date:** 17/09/2024

**Property Type:** House (Res)

**Land Size:** 746 sqm approx



**13 Oxford St NUNAWADING 3131 (REI/VG)**

**Agent Comments**



**Price:** \$1,065,000

**Method:** Sold Before Auction

**Date:** 23/08/2024

**Property Type:** House (Res)

**Land Size:** 704 sqm approx

**Account - Barry Plant | P: 03 9842 8888**