

# 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 Flora 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 \$1,901,000 & \$2,000,000

### Median sale price

Median price \$1,575,000 Property Type House Suburb Donvale

Period - From 01/10/2022 to 31/12/2022 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	2 Jura Ct PARK ORCHARDS 3114	\$1,940,000	05/01/2023
2	10 Conos Ct DONVALE 3111	\$1,867,000	07/12/2022
3	6 Timberglades PARK ORCHARDS 3114	\$1,815,000	25/02/2023

**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:

01/03/2023 14:50



 5  3  2

**Property Type:** House  
**Land Size:** 4097 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,901,000 - \$2,000,000  
**Median House Price**  
December quarter 2022: \$1,575,000

## Comparable Properties

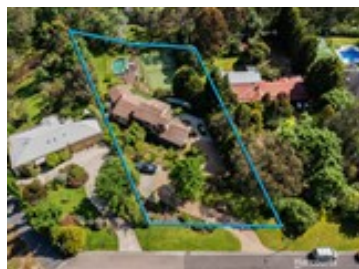


**2 Jura Ct PARK ORCHARDS 3114 (REI)**

**Agent Comments**

 5  3  2

**Price:** \$1,940,000  
**Method:** Private Sale  
**Date:** 05/01/2023  
**Property Type:** House  
**Land Size:** 4447 sqm approx



**10 Conos Ct DONVALE 3111 (REI/VG)**

**Agent Comments**

 5  3  2

**Price:** \$1,867,000  
**Method:** Auction Sale  
**Date:** 07/12/2022  
**Property Type:** House (Res)  
**Land Size:** 4125 sqm approx



**6 Timberglades PARK ORCHARDS 3114 (REI)**

**Agent Comments**

 4  3  5

**Price:** \$1,815,000  
**Method:** Private Sale  
**Date:** 25/02/2023  
**Property Type:** House  
**Land Size:** 4008 sqm approx

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