

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

5A JILPANGER ROAD DONVALE VIC 3111

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$770,000

&

\$830,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,553,500

Property type

House

Suburb

Donvale

Period-from

01 Feb 2024

to

31 Jan 2025

Source

Corelogic

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 6 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

3/33-37 LESLIE STREET DONVALE VIC 3111	\$800,000	17-Sep-24
2/29 CHURCHILL STREET DONCASTER EAST VIC 3109	\$808,750	27-Sep-24
20A BELVOIR STREET DONCASTER EAST VIC 3109	\$890,000	01-Feb-25

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 6 months.~~

This Statement of Information was prepared on: 24 February 2025



**3/33-37 LESLIE STREET DONVALE
VIC 3111**

2 2 1

Sold Price

\$800,000

Sold Date

17-Sep-24

Distance

0.41km



**2/29 CHURCHILL STREET
DONCASTER EAST VIC 3109**

2 1 1

Sold Price

\$808,750

Sold Date

27-Sep-24

Distance

1.4km



**20A BELVOIR STREET
DONCASTER EAST VIC 3109**

2 1 1

Sold Price

^{RS} **\$890,000**

Sold Date

01-Feb-25

Distance

1.74km

RS = Recent sale

UN = Undisclosed Sale

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