### 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	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$870,000		&		\$957,000			
Median sale p	rice							
Median price	\$907,500	Pro	operty Type	Unit			Suburb	Donvale
Period - From	01/10/2024	to	31/12/2024		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	20a Belvoir St DONCASTER EAST 3109	\$890,000	01/02/2025
2	6/27 Dryden St DONCASTER EAST 3109	\$960,500	31/08/2024
3	15/83 Andersons Creek Rd DONCASTER EAST 3109	\$933,000	27/08/2024

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:

05/02/2025 09:29



# Harcourts

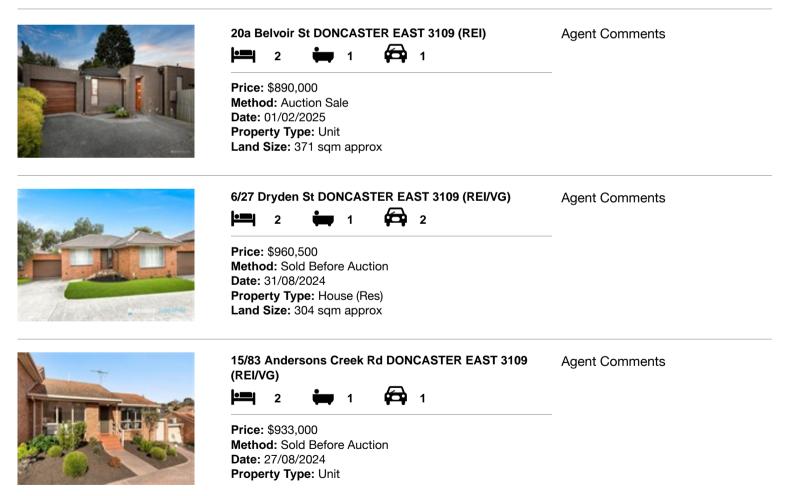




Property Type: Unit Land Size: 346 sqm approx Agent Comments Georgio Tsatsos 03 9842 8000 0487 300 664 georgio.tsatsos@harcourts.com.au

> Indicative Selling Price \$870,000 - \$957,000 Median Unit Price December quarter 2024: \$907,500

## **Comparable Properties**



#### Account - Harcourts Manningham | P: 03 9842 8000



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