

# 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](http://consumer.vic.gov.au/underquoting)

Range between \$870,000 & \$957,000

### Median sale price

Median price \$907,500 Property Type Unit 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	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



**Property Type:** Unit

**Land Size:** 346 sqm approx

**Agent Comments**

## Comparable Properties



**20a Belvoir St DONCASTER EAST 3109 (REI)**

**Agent Comments**



**Price:** \$890,000

**Method:** Auction Sale

**Date:** 01/02/2025

**Property Type:** Unit

**Land Size:** 371 sqm approx



**6/27 Dryden St DONCASTER EAST 3109 (REI/VG)**

**Agent Comments**



**Price:** \$960,500

**Method:** Sold Before Auction

**Date:** 31/08/2024

**Property Type:** House (Res)

**Land Size:** 304 sqm approx



**15/83 Andersons Creek Rd DONCASTER EAST 3109 (REI/VG)**

**Agent Comments**



**Price:** \$933,000

**Method:** Sold Before Auction

**Date:** 27/08/2024

**Property Type:** Unit

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