

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

7 Jilpanger Road, Donvale Vic 3111

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,400,000

&

\$1,500,000

Median sale price

Median price \$1,663,000

Property Type House

Suburb Donvale

Period - From 30/08/2023

to

29/08/2024

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	9 Canopus Dr DONCASTER EAST 3109	\$1,408,000	06/08/2024
2	81 Canopus Dr DONCASTER EAST 3109	\$1,500,000	16/05/2024
3	4 Pine Hill Dr DONCASTER EAST 3109	\$1,500,000	23/03/2024

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:

30/08/2024 15:34



Property Type: House (Previously Occupied - Detached)
Land Size: 804 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,400,000 - \$1,500,000
Median House Price
 30/08/2023 - 29/08/2024: \$1,663,000

Comparable Properties



9 Canopus Dr DONCASTER EAST 3109 (REI) Agent Comments



Price: \$1,408,000
Method: Private Sale
Date: 06/08/2024
Property Type: House
Land Size: 695 sqm approx



81 Canopus Dr DONCASTER EAST 3109 (REI/VG) Agent Comments



Price: \$1,500,000
Method: Sold Before Auction
Date: 16/05/2024
Property Type: House (Res)
Land Size: 656 sqm approx



4 Pine Hill Dr DONCASTER EAST 3109 (REI/VG) Agent Comments



Price: \$1,500,000
Method: Auction Sale
Date: 23/03/2024
Property Type: House (Res)
Land Size: 790 sqm approx

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