

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

2/125 Tunstall Road, Donvale Vic 3111

Indicative selling price

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

Single price

\$865,000

Median sale price

Median price

\$830,000

Property Type

Unit

Suburb

Donvale

Period - From

01/04/2024

to

31/03/2025

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 | 5/27 Dryden St DONCASTER EAST 3109 | \$825,000 | 29/03/2025 |
| 2 | 1/1085 Doncaster Rd DONCASTER EAST 3109 | \$852,000 | 23/02/2025 |
| 3 | 20a Belvoir St DONCASTER EAST 3109 | \$890,000 | 01/02/2025 |

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:

11/04/2025 16:27

2/125 Tunstall Road, Donvale Vic 3111



first
national
REAL ESTATE

Bill Schlink

Isaac Fakhri

03 9846 2111

0499 425 715

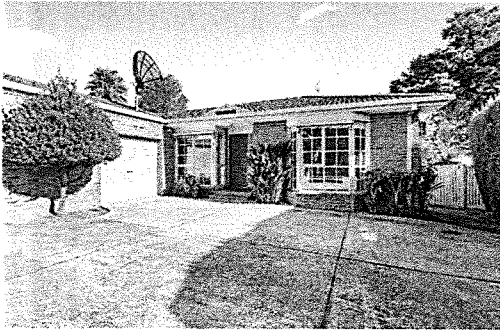
isaac@billschlink.com.au

Indicative Selling Price

\$865,000

Median Unit Price

Year ending March 2025: \$830,000



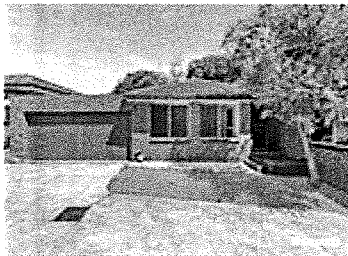
2 1 2

Property Type: Unit

Land Size: 200 sqm approx

Agent Comments

Comparable Properties



5/27 Dryden St DONCASTER EAST 3109 (REI)

Agent Comments

2 1 2

Price: \$825,000

Method: Private Sale

Date: 29/03/2025

Property Type: Unit

Land Size: 317 sqm approx



1/1085 Doncaster Rd DONCASTER EAST 3109 (REI)

Agent Comments

2 1 2

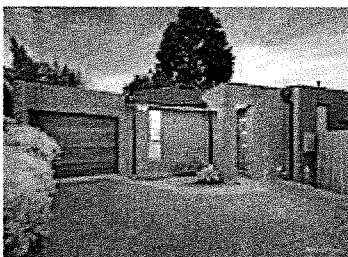
Price: \$852,000

Method: Private Sale

Date: 23/02/2025

Property Type: Unit

Land Size: 237 sqm approx



20a Belvoir St DONCASTER EAST 3109 (REI)

Agent Comments

2 1 1

Price: \$890,000

Method: Auction Sale

Date: 01/02/2025

Property Type: Unit

Land Size: 371 sqm approx

Account - Bill Schlink First National | P: 03 9846 2111 | F: 03 9846 5241



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