

# 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

5 Vaucluse Court, Donvale Vic 3111

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price

\$1,308,000

### Median sale price

Median price

\$1,662,500

Property Type

House

Suburb

Donvale

Period - From

01/04/2024

to

30/06/2024

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	6 Vaucluse Ct DONVALE 3111	\$1,282,000	31/08/2024
2	1/43 Tunstall Rd DONVALE 3111	\$1,420,000	04/05/2024
3	3/150 Beverley St DONCASTER EAST 3109	\$1,300,000	02/03/2024

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:

30/09/2024 10:13



4   
 2   
 2

**Property Type:** House  
**Land Size:** 310 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
 \$1,308,000  
**Median House Price**  
 June quarter 2024: \$1,662,500

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.

## Comparable Properties



**6 Vaucluse Ct DONVALE 3111 (REI)**

**Agent Comments**

3   
 2   
 2

**Price:** \$1,282,000  
**Method:** Auction Sale  
**Date:** 31/08/2024  
**Property Type:** House (Res)



**1/43 Tunstall Rd DONVALE 3111 (REI/VG)**

**Agent Comments**

4   
 3   
 2

**Price:** \$1,420,000  
**Method:** Auction Sale  
**Date:** 04/05/2024  
**Property Type:** Townhouse (Res)  
**Land Size:** 292 sqm approx



**3/150 Beverley St DONCASTER EAST 3109 (REI/VG)**

**Agent Comments**

3   
 2   
 2

**Price:** \$1,300,000  
**Method:** Auction Sale  
**Date:** 02/03/2024  
**Property Type:** Townhouse (Res)  
**Land Size:** 189 sqm approx

**Account - Barry Plant | P: 03 9842 8888**