

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

21 Wrendale Drive, Donvale Vic 3111

Indicative selling price

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

Range between \$1,100,000 & \$1,200,000

Median sale price

Median price \$1,625,000 Property Type House 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	109 Esdale St NUNAWADING 3131	\$1,235,000	20/12/2024
2	26 Collina St MITCHAM 3132	\$1,110,000	15/11/2024
3	53 Roy St DONVALE 3111	\$1,150,000	07/09/2024

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:

20/01/2025 15:59



 4
  2
  2

Rooms: 6

Property Type: House (Res)

Land Size: 651 sqm approx

Agent Comments

Indicative Selling Price

\$1,100,000 - \$1,200,000

Median House Price

December quarter 2024: \$1,625,000

Comparable Properties



109 Esdale St NUNAWADING 3131 (REI)

Agent Comments

 4
  2
  2

Price: \$1,235,000

Method: Sold Before Auction

Date: 20/12/2024

Property Type: House

Land Size: 906 sqm approx



26 Collina St MITCHAM 3132 (REI/VG)

Agent Comments

 4
  2
  1

Price: \$1,110,000

Method: Sold Before Auction

Date: 15/11/2024

Property Type: House (Res)

Land Size: 646 sqm approx



53 Roy St DONVALE 3111 (REI/VG)

Agent Comments

 4
  2
  2

Price: \$1,150,000

Method: Auction Sale

Date: 07/09/2024

Property Type: House (Res)

Land Size: 707 sqm approx

Account - Barry Plant | P: 03 9842 8888



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