

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

19 Roy Street, Donvale Vic 3111

Indicative selling price

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

Range between \$1,150,000

&

\$1,250,000

Median sale price

Median price \$1,656,000

Property Type House

Suburb Donvale

Period - From 01/10/2023

to 30/09/2024

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	53 Roy St DONVALE 3111	\$1,150,000	07/09/2024
2	11 Slater Av BLACKBURN NORTH 3130	\$1,240,000	31/08/2024
3	3 Capricorn Av DONCASTER EAST 3109	\$1,300,000	08/07/2024

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:

03/11/2024 20:42



4
 1
 2

Property Type: House (Res)

Land Size: 651 approx sqm approx

Agent Comments

Indicative Selling Price

\$1,150,000 - \$1,250,000

Median House Price

Year ending September 2024: \$1,656,000

Comparable Properties



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



11 Slater Av BLACKBURN NORTH 3130 (REI)

Agent Comments

4
 2
 2

Price: \$1,240,000

Method: Auction Sale

Date: 31/08/2024

Property Type: House (Res)

Land Size: 589 sqm approx



3 Capricorn Av DONCASTER EAST 3109 (REI/VG)

Agent Comments

3
 2
 2

Price: \$1,300,000

Method: Private Sale

Date: 08/07/2024

Property Type: House (Res)

Land Size: 656 sqm approx

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088