

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

42 PROSERPINE CRESCENT DONNYBROOK VIC 3064

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$680,000

&

\$730,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$345,000

Property type

Land

Suburb

Donnybrook

Period-from

01 Apr 2024

to

31 Mar 2025

Source

Corelogic

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 6 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

27 FORRESTERS ROAD DONNYBROOK VIC 3064	\$697,500	12-Oct-24
8 MIDDLEMOUNT STREET DONNYBROOK VIC 3064	\$680,000	01-Jan-24
45 MONAKEEBA BOULEVARD WOODSTOCK VIC 3751	\$709,000	16-Oct-24

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 6 months.~~

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**27 FORRESTERS ROAD
DONNYBROOK VIC 3064**

4 2 2

Sold Price **\$697,500** Sold Date **12-Oct-24**

Distance **0.36km**



**8 MIDDLEMOUNT STREET
DONNYBROOK VIC 3064**

4 3 2

Sold Price **\$680,000** Sold Date **01-Jan-24**

Distance **0.43km**



**45 MONAKEEBA BOULEVARD
WOODSTOCK VIC 3751**

4 2 2

Sold Price **\$709,000** Sold Date **16-Oct-24**

Distance **0.45km**

RS = Recent sale

UN = Undisclosed Sale

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