

## 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

3 DROXFORD STREET DONNYBROOK VIC 3064

### Indicative selling price

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

Single Price

or range  
between

\$739,000

&

\$769,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Donnybrook

Period-from

01 Jul 2023

to

30 Jun 2024

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

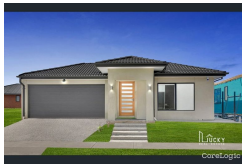
Date of sale

|                                            |           |           |
|--------------------------------------------|-----------|-----------|
| 8 WILLOWMEAD BOULEVARD DONNYBROOK VIC 3064 | \$749,000 | 02-Mar-24 |
| 57 HARDWOOD GROVE DONNYBROOK VIC 3064      | \$749,000 | 14-Apr-24 |
| 22 DENMEAD DRIVE DONNYBROOK VIC 3064       | \$750,000 | 21-May-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.~~

This Statement of Information was prepared on: 24 July 2024



**8 WILLOWMEAD BOULEVARD  
DONNYBROOK VIC 3064**

4 2 2

Sold Price **\$749,000** Sold Date **02-Mar-24**

Distance **3.64km**



**57 HARDWOOD GROVE  
DONNYBROOK VIC 3064**

4 2 2

Sold Price Sold Date **14-Apr-24**

Distance **3.93km**



**22 DENMEAD DRIVE  
DONNYBROOK VIC 3064**

4 2 -

Sold Price **\$750,000** Sold Date **21-May-24**

Distance **0.29km**

RS = Recent sale

UN = Undisclosed Sale

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