

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	2/125 Tunstall Road, Donvale Vic 3111
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Indicative selling price

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

Single price	\$870,000
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Median sale price

Median price	\$850,000	Property Type	Unit	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	6/27 Dryden St DONCASTER EAST 3109	\$960,500	31/08/2024
2	20b Churchill St DONCASTER EAST 3109	\$860,000	19/08/2024
3	2/74 Franklin Rd DONCASTER EAST 3109	\$1,110,000	03/07/2024

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:	29/11/2024 09:05
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2/125 Tunstall Road, Donvale Vic 3111



first national REAL ESTATE | Bill Schlink

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2 1 2

Property Type: Unit
Land Size: 200 sqm approx
Agent Comments

Indicative Selling Price
\$870,000
Median Unit Price
Year ending September 2024: \$850,000

Comparable Properties

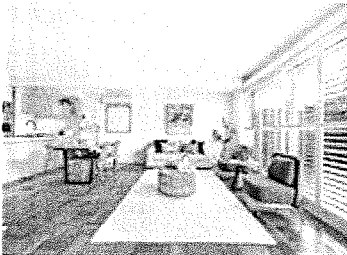


6/27 Dryden St DONCASTER EAST 3109 (REI)

Agent Comments

2 1 2

Price: \$960,500
Method: Sold Before Auction
Date: 31/08/2024
Property Type: House (Res)
Land Size: 304 sqm approx

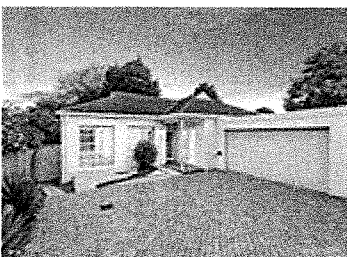


20b Churchill St DONCASTER EAST 3109 (REI)

Agent Comments

2 2 2

Price: \$860,000
Method: Private Sale
Date: 19/08/2024
Property Type: Townhouse (Res)
Land Size: 260 sqm approx



2/74 Franklin Rd DONCASTER EAST 3109 (REI)

Agent Comments

2 1 2

Price: \$1,110,000
Method: Private Sale
Date: 03/07/2024
Property Type: Unit
Land Size: 297 sqm approx

Account - Bill Schlink First National | P: 03 9846 2111 | F: 03 9846 5241



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