

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

12 Tandarook Crescent, Donvale Vic 3111

Indicative selling price

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

Range between

\$2,800,000

&

\$3,080,000

Median sale price

Median price

\$1,650,000

Property Type

House

Suburb

Donvale

Period - From

17/02/2024

to

16/02/2025

Source

Property Data

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	1 Selsdon Tce DONVALE 3111	\$2,700,000	10/12/2024
2	44 Larne Av DONVALE 3111	\$3,180,000	27/11/2024
3	40 Heads Rd DONVALE 3111	\$2,975,000	18/09/2024

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:

17/02/2025 12:22



 5
  4
  2

Rooms: 9
Property Type: House
Land Size: 4042 sqm approx
 Agent Comments

Indicative Selling Price
 \$2,800,000 - \$3,080,000
Median House Price
 17/02/2024 - 16/02/2025: \$1,650,000

Comparable Properties



1 Selsdon Tce DONVALE 3111 (REI/VG)

Agent Comments

 5
  3
  3

Price: \$2,700,000
Method: Private Sale
Date: 10/12/2024
Property Type: House
Land Size: 4000 sqm approx



44 Larne Av DONVALE 3111 (REI)

Agent Comments

 5
  4
  3

Price: \$3,180,000
Method: Private Sale
Date: 27/11/2024
Property Type: House (Res)
Land Size: 4966 sqm approx



40 Heads Rd DONVALE 3111 (REI/VG)

Agent Comments

 4
  3
  3

Price: \$2,975,000
Method: Expression of Interest
Date: 18/09/2024
Property Type: House (Res)
Land Size: 4048 sqm approx

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.