

# 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

2/24 Sonia Street, Donvale Vic 3111

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$720,000

### Median sale price

Median price \$907,500

Property Type Unit

Suburb Donvale

Period - From 01/10/2024

to 31/12/2024

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	3/377-383 Springfield Rd NUNAWADING 3131	\$735,000	15/02/2025
2	7/930 Doncaster Rd DONCASTER EAST 3109	\$755,000	15/02/2025
3	5/36 Springvale Rd NUNAWADING 3131	\$768,000	30/01/2025

**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:

24/02/2025 12:15



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**Property Type:** Unit  
**Land Size:** 231 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$720,000  
**Median Unit Price**  
December quarter 2024: \$907,500

## Comparable Properties



**3/377-383 Springfield Rd NUNAWADING 3131 (REI)**

**Agent Comments**

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**Price:** \$735,000  
**Method:** Auction Sale  
**Date:** 15/02/2025  
**Property Type:** Unit



**7/930 Doncaster Rd DONCASTER EAST 3109 (REI)**

**Agent Comments**

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**Price:** \$755,000  
**Method:** Auction Sale  
**Date:** 15/02/2025  
**Property Type:** Unit



**5/36 Springvale Rd NUNAWADING 3131 (REI)**

**Agent Comments**

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**Price:** \$768,000  
**Method:** Private Sale  
**Date:** 30/01/2025  
**Property Type:** Unit  
**Land Size:** 405 sqm approx

**Account - Barry Plant | P: 03 9842 8888**