Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sa	e
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Address	2/24 Sonia Street, Donvale Vic 3111
Including suburb and	
postcode	

Indicative selling price

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

Single price \$720,000

Median sale price

Median price \$907,500	Pro	pperty Type Un	it		Suburb	Donvale
Period - From 01/10/2024	to	31/12/2024	So	urce	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

Add	dress 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 comparableproperties 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









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)

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

Agent Comments



7/930 Doncaster Rd DONCASTER EAST 3109 (REI)

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Agent Comments

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



5/36 Springvale Rd NUNAWADING 3131 (REI)



Price: \$768,000 Method: Private Sale Date: 30/01/2025 Property Type: Unit

Land Size: 405 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9842 8888





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