

# 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

2/13 Jilpanger Road, Donvale Vic 3111

### Indicative selling price

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

Range between \$1,200,000 & \$1,300,000

### 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	5/26 Ascot St DONCASTER EAST 3109	\$1,205,000	01/01/2025
2	1/13 Jilpanger Rd DONVALE 3111	\$1,372,000	07/12/2024
3	3/5 Greenview Cl DONVALE 3111	\$1,155,000	28/08/2024

**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 11:33



4   3   2

**Property Type:** Unit

**Agent Comments**

**Indicative Selling Price**

\$1,200,000 - \$1,300,000

**Median Unit Price**

December quarter 2024: \$907,500

## Comparable Properties



**5/26 Ascot St DONCASTER EAST 3109 (REI)**

**Agent Comments**

4   3   2

**Price:** \$1,205,000

**Method:** Private Sale

**Date:** 01/01/2025

**Property Type:** Townhouse (Single)



**1/13 Jilpanger Rd DONVALE 3111 (REI)**

**Agent Comments**

4   3   2

**Price:** \$1,372,000

**Method:** Auction Sale

**Date:** 07/12/2024

**Property Type:** Townhouse (Res)

**Land Size:** 278 sqm approx



**3/5 Greenview Ct DONVALE 3111 (REI/VG)**

**Agent Comments**

4   2   2

**Price:** \$1,155,000

**Method:** Sold Before Auction

**Date:** 28/08/2024

**Property Type:** Townhouse (Res)

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