

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

13 Melissa Street, Donvale Vic 3111

Indicative selling price

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

Range between \$1,300,000

&

\$1,400,000

Median sale price

Median price \$1,750,000

Property Type House

Suburb Donvale

Period - From 01/10/2023

to

31/12/2023

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	23 Melissa St DONVALE 3111	\$1,501,000	14/10/2023
2	20 Mitcham Rd DONVALE 3111	\$1,215,000	29/02/2024
3	115A Tunstall Rd DONVALE 3111	\$1,132,500	23/03/2024

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:

25/03/2024 11:53



 3  2  2

Property Type: House
Land Size: 425 sqm approx
Agent Comments

Indicative Selling Price
 \$1,300,000 - \$1,400,000
Median House Price
 December quarter 2023: \$1,750,000

Comparable Properties



23 Melissa St DONVALE 3111 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,501,000
Method: Auction Sale
Date: 14/10/2023
Property Type: House (Res)
Land Size: 763 sqm approx



20 Mitcham Rd DONVALE 3111 (REI)

Agent Comments

 3  1  2

Price: \$1,215,000
Method: Private Sale
Date: 29/02/2024
Property Type: House
Land Size: 597 sqm approx



115A Tunstall Rd DONVALE 3111 (REI)

Agent Comments

 3  2  2

Price: \$1,132,500
Method: Auction Sale
Date: 23/03/2024
Property Type: Unit
Land Size: 424 sqm approx

Account - Barry Plant | P: 03 9842 8888