

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

45 Darvall Street, Donvale Vic 3111

Indicative selling price

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

Range between \$900,000

&

\$990,000

Median sale price

Median price \$1,600,000

Property Type House

Suburb Donvale

Period - From 01/07/2024

to 30/09/2024

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	10 Park Rd DONVALE 3111	\$1,076,000	05/10/2024
2	11 Compton St MITCHAM 3132	\$976,000	27/09/2024
3	13 Jessie St BLACKBURN NORTH 3130	\$845,000	21/09/2024

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:

22/10/2024 14:08



 3  1  2

Property Type: House
Land Size: 689 sqm approx
Agent Comments

Indicative Selling Price
\$900,000 - \$990,000
Median House Price
September quarter 2024: \$1,600,000

Comparable Properties



10 Park Rd DONVALE 3111 (REI)

Agent Comments

 3  1  2

Price: \$1,076,000
Method: Auction Sale
Date: 05/10/2024
Property Type: House (Res)
Land Size: 1055 sqm approx



11 Compton St MITCHAM 3132 (REI)

Agent Comments

 3  1  2

Price: \$976,000
Method: Private Sale
Date: 27/09/2024
Property Type: House
Land Size: 752 sqm approx



13 Jessie St BLACKBURN NORTH 3130 (REI)

Agent Comments

 3  1  1

Price: \$845,000
Method: Auction Sale
Date: 21/09/2024
Property Type: House (Res)

Account - Barry Plant | P: 03 9842 8888