

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

1 HYDE WAY DONNYBROOK VIC 3064

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$780,000

&

\$820,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$645,000

Property type

House

Suburb

Donnybrook

Period-from

01 Nov 2024

to

31 Oct 2025

Source

Cotality

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 6 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

3 LANGFORD ROAD DONNYBROOK VIC 3064	\$804,000	29-Oct-25
8 OLIVINE BOULEVARD DONNYBROOK VIC 3064	\$790,000	17-Oct-25
24 WEYMOUTH CIRCUIT DONNYBROOK VIC 3064	\$803,000	28-Sep-25

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 6 months.~~

This Statement of Information was prepared on: 20 November 2025

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**3 LANGFORD ROAD
DONNYBROOK VIC 3064**

4 2 2

Sold Price

^{RS} **\$804,000**

Sold Date

29-Oct-25

Distance

0.1km



**8 OLIVINE BOULEVARD
DONNYBROOK VIC 3064**

4 2 2

Sold Price

^{RS} **\$790,000**

Sold Date

17-Oct-25

Distance

3.03km



**24 WEYMOUTH CIRCUIT
DONNYBROOK VIC 3064**

4 3 2

Sold Price

\$803,000

Sold Date

28-Sep-25

Distance

0.14km

RS = Recent sale

UN = Undisclosed Sale

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