

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

10a Sunray Court, Donvale Vic 3111

Indicative selling price

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

Range between \$1,750,000

&

\$1,850,000

Median sale price

Median price \$950,000

Property Type Townhouse

Suburb Donvale

Period - From 15/05/2024

to

14/05/2025

Source

Property Data

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 Craileen St DONVALE 3111	\$1,835,000	10/05/2025
2	9A Ireland Av DONCASTER EAST 3109	\$1,900,000	15/02/2025
3	9 Avocet St DONCASTER EAST 3109	\$1,950,000	29/11/2024

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:

15/05/2025 10:40



 4  3  2

Property Type: Townhouse
Agent Comments

Indicative Selling Price
\$1,750,000 - \$1,850,000
Median Townhouse Price
15/05/2024 - 14/05/2025: \$950,000

Comparable Properties



5 Craileen St DONVALE 3111 (REI)

Agent Comments

 5  3  2

Price: \$1,835,000
Method: Private Sale
Date: 10/05/2025
Property Type: House
Land Size: 333 sqm approx



9A Ireland Av DONCASTER EAST 3109 (REI/VG)

Agent Comments

 4  3  2

Price: \$1,900,000
Method: Private Sale
Date: 15/02/2025
Property Type: House (Res)
Land Size: 386 sqm approx



9 Avocet St DONCASTER EAST 3109 (REI/VG)

Agent Comments

 4  3  2

Price: \$1,950,000
Method: Private Sale
Date: 29/11/2024
Property Type: House (Res)
Land Size: 357 sqm approx

Account - Barry Plant | P: 03 9842 8888