## 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	10a Sunray Court, Donvale Vic 3111
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$1,750,000	&	\$1,850,000
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#### Median sale price

Median price	\$950,000	Pro	perty Type	Town	house		Suburb	Donvale
Period - From	15/05/2024	to	14/05/2025		So	urce	Property	<sup>,</sup> 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









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)

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



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



Agent Comments

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)









Price: \$1,950,000 Method: Private Sale Date: 29/11/2024

Property Type: House (Res) Land Size: 357 sqm approx

**Agent Comments** 

Account - Barry Plant | P: 03 9842 8888





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