

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

11/30-34 Old Warrandyte Road, Donvale Vic 3111

Indicative selling price

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

Range between \$670,000

&

\$730,000

Median sale price

Median price \$832,000

Property Type Unit

Suburb Donvale

Period - From 01/07/2025

to 30/09/2025

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	14/33-37 Leslie St DONVALE 3111	\$740,000	29/07/2025
2	3/104 Mitcham Rd DONVALE 3111	\$809,000	19/07/2025
3	2/24 Sonia St DONVALE 3111	\$710,000	24/03/2025

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:

06/10/2025 13:15



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Property Type: Unit
Land Size: 315 sqm approx
Agent Comments

Indicative Selling Price

\$670,000 - \$730,000

Median Unit Price

September quarter 2025: \$832,000

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.

Comparable Properties



14/33-37 Leslie St DONVALE 3111 (REI)

Agent Comments

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Price: \$740,000
Method: Private Sale
Date: 29/07/2025
Property Type: Unit



3/104 Mitcham Rd DONVALE 3111 (VG)

Agent Comments

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Price: \$809,000
Method: Sale
Date: 19/07/2025
Property Type: Flat/Unit/Apartment (Res)



2/24 Sonia St DONVALE 3111 (REI/VG)

Agent Comments

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Price: \$710,000
Method: Private Sale
Date: 24/03/2025
Property Type: Unit
Land Size: 231 sqm approx

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