Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

	11/30-34 Old Warrandyte Road, Donvale Vic 3111
Including suburb and	
postcode	

Indicative selling price

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

Range between \$670,000	&	\$730,000
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Median sale price

Median price	\$832,000	Pro	perty 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

Add	dress 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

The estate agent or agent's representative reasonably believes that fewer than three comparable В* 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









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

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



3/104 Mitcham Rd DONVALE 3111 (VG)



Agent Comments

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

Price: \$710,000 Method: Private Sale Date: 24/03/2025 Property Type: Unit

Land Size: 231 sqm approx

Account - Barry Plant | P: 03 9842 8888





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