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 Niagara Road, Donvale Vic 3111

Indicative selling price

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

Range between $1,400,000 & $1,500,000

Median sale price

Median price $1,285,000 Property Type Vacant land Suburb Donvale

Period - From 16/04/2025 to 15/04/2026 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	43 Craig Rd DONVALE 3111	$1,480,000	21/12/2025
2			
3			

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: 16/04/2026 12:41

11 Niagara Road, Donvale Vic 3111



Property Type: Land
Land Size: 1919 sqm approx

Agent Comments

Indicative Selling Price
$1,400,000 - $1,500,000
Median Land Price
16/04/2025 - 15/04/2026: $1,285,000

Comparable Properties



43 Craig Rd DONVALE 3111 (REI)

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Price: $1,480,000
Method: Private Sale
Date: 21/12/2025
Property Type: Land (Res)
Land Size: 4070 sqm approx

Agent Comments

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.

Account - Barry Plant | P: 03 9842 8888

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