

## 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

12 ADELAIDE CIRCUIT DONNYBROOK VIC 3064

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$730,000

&

\$780,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$647,500

Property type

House

Suburb

Donnybrook

Period-from

01 Oct 2024

to

30 Sep 2025

Source

Cotality

### 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 6 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

|                                           |           |           |
|-------------------------------------------|-----------|-----------|
| 4 BYRON STREET DONNYBROOK VIC 3064        | \$755,000 | 14-Oct-25 |
| 114 OLIVINE BOULEVARD DONNYBROOK VIC 3064 | \$755,000 | 28-May-25 |
| 7 ORIEL ROAD DONNYBROOK VIC 3064          | \$759,000 | 29-May-25 |

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 6 months.~~

This Statement of Information was prepared on: 30 October 2025



**4 BYRON STREET DONNYBROOK VIC 3064**

 4  2  2

Sold Price

<sup>RS</sup>

**\$755,000**

Sold Date

**14-Oct-25**

Distance

**0.55km**



**114 OLIVINE BOULEVARD DONNYBROOK VIC 3064**

 4  2  2

Sold Price

**\$755,000**

Sold Date

**28-May-25**

Distance

**0.89km**



**7 ORIEL ROAD DONNYBROOK VIC 3064**

 4  2  2

Sold Price

**\$759,000**

Sold Date

**29-May-25**

Distance

**0.47km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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