# 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	12 Monterey Crescent, Donvale Vic 3111
Including suburb and	
postcode	
postcode	

#### Indicative selling price

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

Range between	\$1,520,000	&	\$1,650,000

#### Median sale price

Median price	\$1,718,000	Pro	perty Type	House		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	3 Oregon Dr DONVALE 3111	\$1,535,000	04/10/2025
2	4 Hamal St DONVALE 3111	\$1,718,000	20/09/2025
3	12 Snow Gum Rd DONCASTER EAST 3109	\$1,514,000	31/05/2025

#### 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:	05/11/2025 12:55









Property Type: House Land Size: 645 sqm approx **Agent Comments** 

**Indicative Selling Price** \$1,520,000 - \$1,650,000 **Median House Price** September quarter 2025: \$1,718,000

# Comparable Properties



3 Oregon Dr DONVALE 3111 (REI)





Price: \$1,535,000 Method: Auction Sale Date: 04/10/2025

Property Type: House (Res) Land Size: 654 sqm approx

**Agent Comments** 



4 Hamal St DONVALE 3111 (REI)







Price: \$1,718,000 Method: Auction Sale Date: 20/09/2025

Property Type: House (Res) Land Size: 600 sqm approx

**Agent Comments** 



12 Snow Gum Rd DONCASTER EAST 3109 (REI/VG)





Price: \$1,514,000 Method: Auction Sale Date: 31/05/2025

Property Type: House (Res) Land Size: 763 sqm approx **Agent Comments** 

Account - Barry Plant | P: 03 9842 8888





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