## 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	13 Standring Close, Donvale Vic 3111

#### Indicative selling price

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

Range between \$1,500,000	&	\$1,650,000
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#### Median sale price

Median price	\$1,540,000	Pro	perty Type	House		Suburb	Donvale
Period - From	01/04/2025	to	30/06/2025		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	35 Hunt St DONVALE 3111	\$1,557,000	05/07/2025
2	3 Eva Ct DONVALE 3111	\$1,530,000	01/03/2025
3	8 Jilpanger Rd DONVALE 3111	\$1,400,000	15/02/2025

#### 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:	28/07/2025 15:09









Property Type: House Land Size: 786 sqm approx **Agent Comments** 

**Indicative Selling Price** \$1,500,000 - \$1,650,000 **Median House Price** June quarter 2025: \$1,540,000

# Comparable Properties



35 Hunt St DONVALE 3111 (REI)



Price: \$1,557,000 Method: Auction Sale **Date:** 05/07/2025

Property Type: House (Res) Land Size: 650 sqm approx Agent Comments



3 Eva Ct DONVALE 3111 (REI/VG)



Price: \$1,530,000 Method: Auction Sale Date: 01/03/2025

Property Type: House (Res) Land Size: 790 sqm approx **Agent Comments** 



8 Jilpanger Rd DONVALE 3111 (REI)





Agent Comments

Price: \$1,400,000 Method: Auction Sale Date: 15/02/2025

Property Type: House (Res) Land Size: 788 sqm approx

Account - Barry Plant | P: 03 9842 8888





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