

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 William Street, Donvale Vic 3111

Indicative selling price

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

Range between

\$1,150,000

&

\$1,250,000

Median sale price

Median price

\$1,642,000

Property Type

House

Suburb

Donvale

Period - From

01/04/2024

to

31/03/2025

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	1 Adelyn Av DONVALE 3111	\$1,165,000	08/05/2025
2	23 Adelyn Av DONVALE 3111	\$1,150,000	24/03/2025
3	21 Wrendale Dr DONVALE 3111	\$1,210,000	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:

13/06/2025 11:15

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Indicative Selling Price

\$1,150,000 - \$1,250,000

Median House Price

Year ending March 2025: \$1,642,000



 4  2  2

Property Type: House

Land Size: 666 sqm approx

Agent Comments

Comparable Properties



1 Adelyn Av DONVALE 3111 (REI)

Agent Comments

 4  2  2

Price: \$1,165,000

Method: Private Sale

Date: 08/05/2025

Property Type: House (Res)

Land Size: 646 sqm approx



23 Adelyn Av DONVALE 3111 (REI)

Agent Comments

 3  1  1

Price: \$1,150,000

Method: Private Sale

Date: 24/03/2025

Property Type: House

Land Size: 651 sqm approx



21 Wrendale Dr DONVALE 3111 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,210,000

Method: Auction Sale

Date: 15/02/2025

Property Type: House (Res)

Land Size: 651 sqm approx

Account - Barry Plant | P: 03 9842 8888