

## 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

15 BOOMGATE AVENUE 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

\$780,000

&

\$850,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Donnybrook

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

### 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

2 KESWICK LANE DONNYBROOK VIC 3064	\$832,500	03-Jul-24
28 ROCCO AVENUE DONNYBROOK VIC 3064	\$795,000	22-May-25
7 HYDE WAY DONNYBROOK VIC 3064	\$780,000	25-Mar-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: 13 June 2025



## 2 KESWICK LANE DONNYBROOK VIC 3064

Sold Price

**\$832,500**

Sold Date

**03-Jul-24**

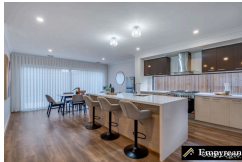
5

3

2

Distance

**0.85km**



## 28 ROCCO AVENUE DONNYBROOK VIC 3064

Sold Price

<sup>RS</sup> **\$795,000**

Sold Date

**22-May-25**

5

3

2

Distance

**0.39km**



## 7 HYDE WAY DONNYBROOK VIC 3064

Sold Price

**\$780,000**

Sold Date

**25-Mar-25**

4

2

2

Distance

**0.92km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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