

# 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 Hamal Street, Donvale Vic 3111

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,800,000

&

\$1,980,000

### 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	8 Hamilton Cr DONCASTER EAST 3109	\$1,951,000	05/04/2025
2	37 Bellevue Av DONCASTER EAST 3109	\$1,951,000	22/03/2025
3	7 Cottesloe Ct DONCASTER EAST 3109	\$1,840,000	21/12/2024

**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:

02/05/2025 10:06



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

Indicative Selling Price  
\$1,800,000 - \$1,980,000  
Median House Price  
Year ending March 2025: \$1,642,000

Comparable Properties



8 Hamilton Cr DONCASTER EAST 3109 (REI)

Agent Comments

4 2 2

Price: \$1,951,000  
Method: Auction Sale  
Date: 05/04/2025  
Property Type: House (Res)  
Land Size: 840 sqm approx



37 Bellevue Av DONCASTER EAST 3109 (REI)

Agent Comments

4 2 2

Price: \$1,951,000  
Method: Auction Sale  
Date: 22/03/2025  
Property Type: House (Res)  
Land Size: 651 sqm approx



7 Cottesloe Ct DONCASTER EAST 3109 (VG)

Agent Comments

4 - -

Price: \$1,840,000  
Method: Sale  
Date: 21/12/2024  
Property Type: House (Res)  
Land Size: 698 sqm approx