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	16 Rawson Street, Donnybrook, VIC 3064

Indicative selling price

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

Price Range	$710,000	&	$730,000

Median sale price

Median price	$650,000	Property Type	House	Suburb	Donnybrook (3064)
Period - From	01/01/2025	to	23/01/2026	Source	Cotality

Comparable property sales

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
8 YELLOWGUM WAY, DONNYBROOK VIC 3064	$745,000	23/01/2026
28 Chilworth Street, Donnybrook, Vic 3064	$740,000	19/11/2025
160 Olivine Boulevard, Donnybrook, Vic 3064	$756,000	15/11/2025

This Statement of Information was prepared on: 27/01/2026

MONARCH ESTATE AGENTS