

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

18 Jasper Place, Donvale Vic 3111

Indicative selling price

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

Range between \$1,680,000

&

\$1,780,000

Median sale price

Median price \$1,540,000

Property 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	7 Vistaway Ct DONVALE 3111	\$1,800,000	17/07/2025
2	10 Mulsanne Way DONVALE 3111	\$1,600,000	05/07/2025
3	4 Endeavour St MITCHAM 3132	\$1,628,000	24/05/2025

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:

17/09/2025 12:48



 4  3  2

Property Type: House (Res)

Land Size: 560 sqm approx

Agent Comments

Indicative Selling Price

\$1,680,000 - \$1,780,000

Median House Price

June quarter 2025: \$1,540,000

Comparable Properties



7 Vistaway Ct DONVALE 3111 (REI)

Agent Comments

 4  3  2

Price: \$1,800,000

Method: Private Sale

Date: 17/07/2025

Property Type: House (Res)

Land Size: 422 sqm approx



10 Mulsanne Way DONVALE 3111 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,600,000

Method: Auction Sale

Date: 05/07/2025

Property Type: House (Res)

Land Size: 450 sqm approx



4 Endeavour St MITCHAM 3132 (REI)

Agent Comments

 5  2  2

Price: \$1,628,000

Method: Auction Sale

Date: 24/05/2025

Property Type: House (Res)

Land Size: 533 sqm approx

Account - Barry Plant | P: 03 9842 8888