

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

19 Old Warrandyte Road, Donvale Vic 3111

Indicative selling price

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

Range between \$1,900,000 & \$2,090,000

Median sale price

Median price \$1,680,000 Property Type House Suburb Donvale

Period - From 01/04/2025 to 31/03/2026 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	96 McGowans Rd DONVALE 3111	\$1,902,000	13/12/2025
2	24-26 Garden Rd DONVALE 3111	\$1,951,000	17/11/2025
3			

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.

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Property Type:
Divorce/Estate/Family Transfers
Land Size: 4039 sqm approx
Agent Comments

Indicative Selling Price
\$1,900,000 - \$2,090,000
Median House Price
Year ending March 2026: \$1,680,000

Comparable Properties



96 Mcgowans Rd DONVALE 3111 (REI/VG)

Agent Comments



Price: \$1,902,000
Method: Auction Sale
Date: 13/12/2025
Property Type: House (Res)
Land Size: 4000 sqm approx



24-26 Garden Rd DONVALE 3111 (REI)

Agent Comments



Price: \$1,951,000
Method: Private Sale
Date: 17/11/2025
Property Type: House (Res)
Land Size: 4108 sqm approx

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.

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