

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

2/13 Jilpanger Road, Donvale Vic 3111

Indicative selling price

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

Single price

\$1,200,000

Median sale price

Median price

\$960,000

Property Type

Townhouse

Suburb

Donvale

Period - From

10/06/2024

to

09/06/2025

Source

Property Data

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	2/5 Carmen CI DONCASTER EAST 3109	\$1,233,000	31/05/2025
2	2/5 Avocet St DONCASTER EAST 3109	\$1,275,000	06/03/2025
3	1/13 Jilpanger Rd DONVALE 3111	\$1,372,000	07/12/2024

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:

10/06/2025 14:11



 4  3  2

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price

\$1,200,000

Median Townhouse Price

10/06/2024 - 09/06/2025: \$960,000

Comparable Properties



2/5 Carmen CI DONCASTER EAST 3109 (REI)

Agent Comments

 4  3  2

Price: \$1,233,000

Method: Auction Sale

Date: 31/05/2025

Property Type: Townhouse (Res)



2/5 Avocet St DONCASTER EAST 3109 (REI)

Agent Comments

 3  1  2

Price: \$1,275,000

Method: Sold Before Auction

Date: 06/03/2025

Property Type: House (Res)

Land Size: 238 sqm approx



1/13 Jilpanger Rd DONVALE 3111 (REI/VG)

Agent Comments

 4  3  2

Price: \$1,372,000

Method: Auction Sale

Date: 07/12/2024

Property Type: Townhouse (Res)

Land Size: 278 sqm approx

Account - Barry Plant | P: (03) 9431 1243