

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

2/4 CRAILEEN STREET DONVALE VIC 3111

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$720,000

&

\$790,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$805,000

Property type

Unit

Suburb

Donvale

Period-from

01 Oct 2024

to

30 Sep 2025

Source

Cotality

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 6 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

1/21 THE GLEN DONVALE VIC 3111	\$790,000	04-Sep-25
1/61 TUNSTALL ROAD DONVALE VIC 3111	\$777,000	20-Sep-25
1/5 SONIA STREET DONVALE VIC 3111	\$766,000	12-Jul-25

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 6 months.~~

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1/21 THE GLEN DONVALE VIC 3111

Sold Price

\$790,000

Sold Date **04-Sep-25**

 3  1  2

Distance **0.97km**



1/61 TUNSTALL ROAD DONVALE VIC 3111

Sold Price

^{RS} **\$777,000**

Sold Date **20-Sep-25**

 3  1  1

Distance **0.34km**



1/5 SONIA STREET DONVALE VIC 3111

Sold Price

\$766,000

Sold Date **12-Jul-25**

 3  1  1

Distance **0.24km**

RS = Recent sale

UN = Undisclosed Sale

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