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 Ruby 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	$990,000	&	$1,089,000

Median sale price

Median price	$1,592,500	Property type	*House*	Suburb	DONVALE VIC 3111
Period - From	19 Feb26	to	19 Aug 26	Source	CORELOGIC

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
1. 56 Lisbeth Av DONVALE 3111	$ 1,050,000	18/04/2026
2. 14 Cyprus Av NUNAWADING 3131	$1,004,500	30/05/2026
3. 6 Cerberus St DONVALE 3111	$1,060,000	7/08/2026

This Statement of Information was prepared on: 19/08/2026