

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 Utrecht Court, Donvale Vic 3111

Indicative selling price

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

Range between \$1,700,000

&

\$1,800,000

Median sale price

Median price \$1,718,000

Property Type House

Suburb Donvale

Period - From 01/07/2025

to

30/09/2025

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.

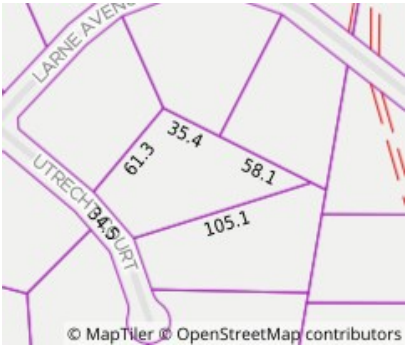
	Address of comparable property	Price	Date of sale
1	24-26 Garden Rd DONVALE 3111	\$1,951,000	17/11/2025
2	5 Sowter Ct DONVALE 3111	\$1,808,000	15/11/2025
3	99-103 Smedley Rd PARK ORCHARDS 3114	\$1,733,000	02/09/2025

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:

18/12/2025 16:14



 4  2  4

Property Type: House
Land Size: 4446 sqm approx
Agent Comments

Indicative Selling Price
\$1,700,000 - \$1,800,000
Median House Price
September quarter 2025: \$1,718,000

Comparable Properties



24-26 Garden Rd DONVALE 3111 (REI)

Agent Comments

 4  2  2

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



5 Sowter Ct DONVALE 3111 (REI)

Agent Comments

 4  3  2

Price: \$1,808,000
Method: Private Sale
Date: 15/11/2025
Property Type: House
Land Size: 4617 sqm approx



99-103 Smedley Rd PARK ORCHARDS 3114 (REI)

Agent Comments

 4  2  6

Price: \$1,733,000
Method: Private Sale
Date: 02/09/2025
Property Type: House
Land Size: 7812 sqm approx

Account - Barry Plant | P: 03 9842 8888