

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

22 FACULTY AVENUE DONNYBROOK VIC 3064

Indicative selling price

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

Single Price

\$680,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$647,500

Property type

House

Suburb

Donnybrook

Period-from

01 May 2024

to

30 Apr 2025

Source

Corelogic

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

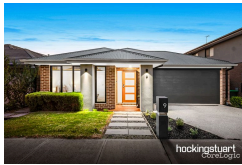
Date of sale

9 DOWNTOWN AVENUE DONNYBROOK VIC 3064	\$710,000	17-Apr-25
146 OLIVINE BOULEVARD DONNYBROOK VIC 3064	\$715,000	21-Feb-25
9 PRECINCT WAY DONNYBROOK VIC 3064	\$910,000	09-Dec-24

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.~~

This Statement of Information was prepared on: 27 May 2025



9 DOWNTOWN AVENUE DONNYBROOK VIC 3064

 3  2  2

Sold Price

^{RS}

\$710,000

Sold Date

17-Apr-25

Distance

0.23km



146 OLIVINE BOULEVARD DONNYBROOK VIC 3064

 4  2  2

Sold Price

\$715,000

Sold Date

21-Feb-25

Distance

0.25km



9 PRECINCT WAY DONNYBROOK VIC 3064

 4  3  2

Sold Price

\$910,000

Sold Date

09-Dec-24

Distance

0.35km

RS = Recent sale

UN = Undisclosed Sale

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