

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 IVORY ROAD 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

or range
between

\$720,000

&

\$740,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Donnybrook

Period-from

01 Mar 2024

to

28 Feb 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

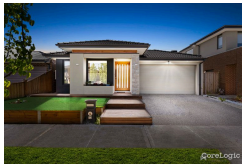
Date of sale

13 WARRNAMBOOL STREET DONNYBROOK VIC 3064	\$710,000	19-Dec-24
14 ADELAIDE CIRCUIT DONNYBROOK VIC 3064	\$740,000	14-Dec-24
30 ADELAIDE CIRCUIT DONNYBROOK VIC 3064	\$730,000	06-Sep-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: 06 March 2025



**13 WARRNAMBOOL STREET
DONNYBROOK VIC 3064**

4 2 2

Sold Price

^{RS}

\$710,000

Sold Date

19-Dec-24

Distance

0.39km



**14 ADELAIDE CIRCUIT
DONNYBROOK VIC 3064**

4 2 -

Sold Price

\$740,000

Sold Date

14-Dec-24

Distance

0.52km



**30 ADELAIDE CIRCUIT
DONNYBROOK VIC 3064**

4 2 2

Sold Price

\$730,000

Sold Date

06-Sep-24

Distance

0.54km

RS = Recent sale

UN = Undisclosed Sale

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