

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

23 MORETON DRIVE 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

\$595,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$348,000

Property type

Land

Suburb

Donnybrook

Period-from

01 Feb 2025

to

31 Jan 2026

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

10 KALBARRI STREET DONNYBROOK VIC 3064	\$598,000	20-Nov-25
4 FOLIA WAY DONNYBROOK VIC 3064	\$615,000	18-Sep-25
32 AMBIGUA WAY DONNYBROOK VIC 3064	\$608,000	05-Nov-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.~~

This Statement of Information was prepared on: 05 February 2026


**10 KALBARRI STREET
DONNYBROOK VIC 3064**

Sold Price **\$598,000** Sold Date **20-Nov-25**
 4  -  -

Distance **0.14km**

**4 FOLIA WAY DONNYBROOK VIC
3064**

Sold Price **\$615,000** Sold Date **18-Sep-25**
 4  2  1

Distance **0.35km**

**32 AMBIGUA WAY DONNYBROOK
VIC 3064**

Sold Price **\$608,000** Sold Date **05-Nov-25**
 4  2  1

Distance **0.52km**
RS = Recent sale

UN = Undisclosed Sale

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