# 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	26 Florence Avenue, Donvale Vic 3111
Including suburb and	
postcode	

#### Indicative selling price

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

Single price \$1,300,000

#### Median sale price

Median price	\$1,540,000	Pro	perty Type	House		Suburb	Donvale
Period - From	01/04/2025	to	30/06/2025		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	13 William St DONVALE 3111	\$1,240,000	19/07/2025
2	1 Adelyn Av DONVALE 3111	\$1,165,000	08/05/2025
3	23 Adelyn Av DONVALE 3111	\$1,150,000	24/03/2025

#### 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:	14/08/2025 15:33











**Property Type:** House (Res) **Land Size:** 726 sqm approx

Agent Comments

Indicative Selling Price \$1,300,000 Median House Price

June quarter 2025: \$1,540,000

# Comparable Properties



13 William St DONVALE 3111 (REI)

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1

2

**Price:** \$1,240,000 **Method:** Auction Sale **Date:** 19/07/2025

Property Type: House (Res) Land Size: 666 sqm approx **Agent Comments** 



1 Adelyn Av DONVALE 3111 (REI/VG)

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**Agent Comments** 

**Price:** \$1,165,000 **Method:** Private Sale **Date:** 08/05/2025

**Property Type:** House (Res) **Land Size:** 646 sqm approx



23 Adelyn Av DONVALE 3111 (REI/VG)

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Agent Comments

Price: \$1,150,000 Method: Private Sale Date: 24/03/2025 Property Type: House Land Size: 651 sgm approx

Account - Barry Plant | P: 03 9842 8888





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