

# 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

26 William Street, Donvale Vic 3111

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,490,000 & \$1,550,000

### Median sale price

Median price \$892,500 Property Type Unit 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	10a Sunray Ct DONVALE 3111	\$1,700,000	19/07/2025
2	81 Roy St DONVALE 3111	\$1,660,000	20/06/2025
3	1/24 Greendale Rd DONCASTER EAST 3109	\$1,441,000	22/02/2025

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: 08/09/2025 17:21



4   3   2

**Property Type:** Townhouse  
**Land Size:** 332 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,490,000 - \$1,550,000  
**Median Unit Price**  
 June quarter 2025: \$892,500

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

## Comparable Properties



**10a Sunray Ct DONVALE 3111 (REI)**

Agent Comments

4   3   2

**Price:** \$1,700,000  
**Method:** Private Sale  
**Date:** 19/07/2025  
**Property Type:** Townhouse (Single)



**81 Roy St DONVALE 3111 (REI)**

Agent Comments

4   3   2

**Price:** \$1,660,000  
**Method:** Sold Before Auction  
**Date:** 20/06/2025  
**Property Type:** Townhouse (Res)



**1/24 Greendale Rd DONCASTER EAST 3109 (REI/VG)**

Agent Comments

4   3   2

**Price:** \$1,441,000  
**Method:** Auction Sale  
**Date:** 22/02/2025  
**Property Type:** Townhouse (Res)  
**Land Size:** 285 sqm approx

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