

## 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

27 LEAFSPRING ROAD DONNYBROOK VIC 3064

### Indicative selling price

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

Single Price

or range  
between

\$610,000

&

\$650,000

### 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

7 GLENLYON ROAD DONNYBROOK VIC 3064	\$731,000	01-Nov-24
19 VIOLA STREET DONNYBROOK VIC 3064	\$655,000	16-Dec-23
21 VIOLA STREET DONNYBROOK VIC 3064	\$706,000	29-Mar-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: 12 May 2025



**7 GLENLYON ROAD  
DONNYBROOK VIC 3064**

 3  2  2

Sold Price **\$731,000** Sold Date **01-Nov-24**

Distance **0.19km**



**19 VIOLA STREET DONNYBROOK  
VIC 3064**

 3  3  2

Sold Price **\$655,000** Sold Date **16-Dec-23**

Distance **1.03km**



**21 VIOLA STREET DONNYBROOK  
VIC 3064**

 3  3  2

Sold Price **\$706,000** Sold Date **29-Mar-24**

Distance **1.04km**

RS = Recent sale UN = Undisclosed Sale

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