

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

3/67 Woodhouse Road, Donvale Vic 3111

Indicative selling price

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

Range between

\$1,200,000

&

\$1,300,000

Median sale price

Median price

\$830,000

Property Type

Unit

Suburb

Donvale

Period - From

01/04/2024

to

31/03/2025

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	2/13 Jilpanger Rd DONVALE 3111	\$1,182,000	12/06/2025
2	3/9 Highfield Rd DONCASTER EAST 3109	\$1,285,000	01/05/2025
3	1/23 Pine Way DONCASTER EAST 3109	\$1,285,000	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:

26/06/2025 16:36



 4  3  2

Property Type: Townhouse

Land Size: 253 sqm approx

Agent Comments

Todd Lucas
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Indicative Selling Price

\$1,200,000 - \$1,300,000

Median Unit Price

Year ending March 2025: \$830,000

Comparable Properties



2/13 Jilpanger Rd DONVALE 3111 (REI)

Agent Comments

 4  3  2

Price: \$1,182,000

Method: Private Sale

Date: 12/06/2025

Property Type: Townhouse (Res)

3/9 Highfield Rd DONCASTER EAST 3109 (VG)

Agent Comments

 3  -  -

Price: \$1,285,000

Method: Sale

Date: 01/05/2025

Property Type: House (Res)

Land Size: 251 sqm approx



1/23 Pine Way DONCASTER EAST 3109 (REI/VG)

Agent Comments

 4  3  2

Price: \$1,285,000

Method: Auction Sale

Date: 22/02/2025

Property Type: Townhouse (Res)

Account - Barry Plant | P: 03 9842 8888