

# 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 Berrima Road, 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 \$3,000,000 & \$3,200,000

### Median sale price

Median price \$1,530,000 Property Type House Suburb Donvale

Period - From 01/01/2025 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	5 Yileen Ct DONVALE 3111	\$3,000,000	06/05/2025
2	1 Old Warrandyte Rd DONVALE 3111	\$2,158,000	09/04/2025
3	6 Yileen Ct DONVALE 3111	\$3,240,000	22/03/2025

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:

19/06/2025 15:25



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Property Type: House  
Land Size: 3990 sqm approx  
Agent Comments

Indicative Selling Price  
\$3,000,000 - \$3,200,000  
Median House Price  
March quarter 2025: \$1,530,000

Comparable Properties



5 Yileen Ct DONVALE 3111 (REI/VG)

Agent Comments

5 3 3

Price: \$3,000,000  
Method: Private Sale  
Date: 06/05/2025  
Property Type: House  
Land Size: 4000 sqm approx



1 Old Warrandyte Rd DONVALE 3111 (REI)

Agent Comments

4 2 2

Price: \$2,158,000  
Method: Private Sale  
Date: 09/04/2025  
Property Type: House



6 Yileen Ct DONVALE 3111 (REI)

Agent Comments

5 5 3

Price: \$3,240,000  
Method: Auction Sale  
Date: 22/03/2025  
Property Type: House (Res)  
Land Size: 4077 sqm approx