## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

\$3,240,000

# Property offered for sale

Address	3 Berrima Road, Donvale Vic 3111
Including suburb and	
postcode	
postcode	

#### Indicative selling price

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

Range between \$3,000,000	&	\$3,200,000
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#### Median sale price

Median price \$1,530,000	Prop	perty Type Ho	use	Suburk	Donvale
Period - From 01/01/2025	to	31/03/2025	Soui	rce 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.

Ad	dress 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

#### OR

3

6 Yileen Ct DONVALE 3111

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



22/03/2025







**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)

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



1 Old Warrandyte Rd DONVALE 3111 (REI)

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





**Agent Comments** 



6 Yileen Ct DONVALE 3111 (REI)





Price: \$3,240,000 Method: Auction Sale

Date: 22/03/2025 Property Type: House (Res) Land Size: 4077 sqm approx Agent Comments







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