## 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 IGNEOUS WAY DONNYBROOK VIC 3064

#### Indicative selling price

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

Single Price	or range between	\$610,000	&	\$650,000
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## Median sale price

(\*Delete house or unit as applicable)

Median Price	\$645,000	Prop	erty type	pe House		Suburb	Donnybrook
Period-from	01 Sep 2024	to	31 Aug 2	2025	Source		Cotality

#### 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
12 SHELLY STREET DONNYBROOK VIC 3064	\$645,000	09-Jul-25
4 SERENADE STREET DONNYBROOK VIC 3064	\$621,000	07-Oct-23
14 VESTIGE STREET DONNYBROOK VIC 3064	\$612,500	28-May-25

#### 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: 30 September 2025

