Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	30 Florence Avenue, Donvale Vic 3111
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,100,000	&	\$1,200,000
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Median sale price

Median price	\$1,718,000	Pro	pperty Type Ho	ouse]	Suburb	Donvale
Period - From	01/07/2025	to	30/09/2025	S	ource	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

Aut	areas or comparable property	1 1100	Date of Sale
1	16 Jessie St BLACKBURN NORTH 3130	\$1,150,000	18/10/2025
2	9 Vasey Gr DONVALE 3111	\$1,180,000	10/10/2025
3	56 Bowen Rd DONCASTER EAST 3109	\$1,127,000	19/09/2025

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:	06/11/2025 20:48



Date of sale

Stasi Adgemis
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Indicative Selling Price \$1,100,000 - \$1,200,000 Median House Price September quarter 2025: \$1,718,000





Property Type: House (Res) Land Size: 726 sqm approx

Agent Comments

Comparable Properties



16 Jessie St BLACKBURN NORTH 3130 (REI)

2

Agent Comments

Price: \$1,150,000 **Method:** Auction Sale **Date:** 18/10/2025

Property Type: House (Res) **Land Size:** 588 sqm approx



9 Vasey Gr DONVALE 3111 (REI)

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Price: \$1,180,000

Method: Sold Before Auction

Date: 10/10/2025

Property Type: House (Res) **Land Size:** 725 sqm approx

Agent Comments



56 Bowen Rd DONCASTER EAST 3109 (REI)

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Agent Comments

Price: \$1,127,000

Method: Sold Before Auction

Date: 19/09/2025

Property Type: House (Res) **Land Size:** 450 sqm approx

Account - Woodards | P: 03 9842 1188 | F: 03 9842 1799



