

# 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

31 Ruby Street, 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

\$2,400,000

&

\$2,600,000

### Median sale price

Median price

\$1,600,000

Property Type

House

Suburb

Donvale

Period - From

01/01/2026

to

31/03/2026

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	12 Larne Av DONVALE 3111	\$2,550,000	18/12/2025
2			
3			

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:

22/04/2026 14:32



 6
  4
  3

**Property Type:** House  
**Land Size:** 4348 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$2,400,000 - \$2,600,000  
**Median House Price**  
 March quarter 2026: \$1,600,000

## Comparable Properties



12 Larne Av DONVALE 3111 (REI/VG)

Agent Comments

 4
  6
  6

**Price:** \$2,550,000  
**Method:** Private Sale  
**Date:** 18/12/2025  
**Property Type:** House (Res)  
**Land Size:** 4137 sqm approx

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.

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