

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

5 STAINER 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

\$399,000

&

\$419,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$379,000

Property type

Land

Suburb

Donnybrook

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

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

8 SEEDLING PLACE DONNYBROOK VIC 3064	\$400,000	12-Feb-25
LOT 2501 FORESHORES DRIVE DONNYBROOK VIC 3064	\$403,000	18-Jan-25
15 IGNEOUS WAY DONNYBROOK VIC 3064	\$437,000	05-Mar-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: 14 July 2025



8 SEEDLING PLACE DONNYBROOK VIC 3064 Sold Price **\$400,000** Sold Date **12-Feb-25**

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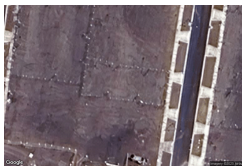
Distance **1.63km**



LOT 2501 FORESHORES DRIVE DONNYBROOK VIC 3064 Sold Price **\$403,000** Sold Date **18-Jan-25**

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Distance **3.13km**



15 IGNEOUS WAY DONNYBROOK VIC 3064 Sold Price **\$437,000** Sold Date **05-Mar-25**

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Distance **1.85km**

RS = Recent sale

UN = Undisclosed Sale

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