

## 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

50 NUBEENA CRESCENT DONNYBROOK VIC 3064

### Indicative selling price

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

Single Price

or range  
between

\$539,000

&

\$569,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Donnybrook

Period-from

01 Jan 2025

to

31 Dec 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

71 KYANITE BOULEVARD DONNYBROOK VIC 3064	\$535,000	09-Dec-25
6 RADIUS WALK DONNYBROOK VIC 3064	\$535,000	29-Nov-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 January 2026



**71 KYANITE BOULEVARD  
DONNYBROOK VIC 3064**

 3  2  2

Sold Price **\$535,000** Sold Date **09-Dec-25**

Distance **1.63km**



**6 RADIUS WALK DONNYBROOK  
VIC 3064**

 3  2  2

Sold Price Sold Date **29-Nov-25**

Distance **1.65km**

RS = Recent sale

UN = Undisclosed Sale

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