

# 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

66 Heads Road, 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 \$1,710,000

&

\$1,750,000

### Median sale price

Median price \$1,530,000

Property Type House

Suburb Donvale

Period - From 01/01/2025

to 31/03/2025

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	20 Heads Rd DONVALE 3111	\$1,740,000	31/03/2025
2	299 Oban Rd DONVALE 3111	\$1,705,000	11/02/2025
3	7 Lookover Rd DONVALE 3111	\$1,825,000	31/01/2025

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:

06/05/2025 13:24



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**Property Type:** House  
**Land Size:** 4049 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,710,000 - \$1,750,000  
**Median House Price**  
March quarter 2025: \$1,530,000

## Comparable Properties



**20 Heads Rd DONVALE 3111 (REI)**

**Agent Comments**

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**Price:** \$1,740,000  
**Method:** Private Sale  
**Date:** 31/03/2025  
**Property Type:** House (Res)  
**Land Size:** 7261 sqm approx



**299 Oban Rd DONVALE 3111 (REI)**

**Agent Comments**

 4    3    2

**Price:** \$1,705,000  
**Method:** Expression of Interest  
**Date:** 11/02/2025  
**Property Type:** House (Res)  
**Land Size:** 4092 sqm approx



**7 Lookover Rd DONVALE 3111 (REI)**

**Agent Comments**

 3    2    3

**Price:** \$1,825,000  
**Method:** Private Sale  
**Date:** 31/01/2025  
**Property Type:** House (Res)  
**Land Size:** 4010 sqm approx

**Account - Barry Plant** | P: 03 9842 8888