

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

7 Rickson Place, Donvale

Indicative selling price

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

Single price

\$1,230,000

Median sale price

Median price

\$1,600,000

Property type

House

Suburb

Donvale

Period - From

1/10/2024

to

31/12/2024

Source

REIV

Comparable property sales

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. 35 Argyle Street, Donvale	\$ 1,210,000	7/9/2024
2. 17 Cerberus Street, Donvale	\$ 1,351,000	7/12/2024
3. 12 Solson Place, Donvale	\$ 1,223,800	25/2/2025

This Statement of Information was prepared on:

8/05/2025

Comparable properties



\$ 1,210,000

35 Argyle Street, Donvale, Victoria

DATE: 7/9/2024

PROPERTY TYPE: HOUSE



4



2



1



680sqm



\$ 1,351,000

17 Cerberus Street, Donvale, Victoria

DATE: 7/12/2024

PROPERTY TYPE: HOUSE



3



2



2



706 sqm



\$ 1,223,800

12 Solson Place, Donvale, Victoria

DATE: 25/2/2025

PROPERTY TYPE: HOUSE



4



2



2



830 sqm x

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Our Difference



Average of only
21 days on market



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marketing fees



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