

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

70a Roy Street, Donvale Vic 3111

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,520,000

&

\$1,550,000

Median sale price

Median price \$1,587,500

Property Type House

Suburb Donvale

Period - From 01/04/2026

to

30/06/2026

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	37 Roy St DONVALE 3111	\$1,530,000	10/07/2026
2	4 Wright Av DONVALE 3111	\$1,490,000	30/06/2026
3	6a Roy St DONVALE 3111	\$1,625,000	08/05/2026

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:

01/08/2026 09:45



 4  3  2

Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$1,520,000 - \$1,550,000

Median House Price

June quarter 2026: \$1,587,500

Comparable Properties



37 Roy St DONVALE 3111 (REI)

Agent Comments

 4  2  2

Price: \$1,530,000

Method: Private Sale

Date: 10/07/2026

Property Type: House (Res)



4 Wright Av DONVALE 3111 (REI)

Agent Comments

 4  3  2

Price: \$1,490,000

Method: Private Sale

Date: 30/06/2026

Property Type: House



6a Roy St DONVALE 3111 (REI)

Agent Comments

 5  3  2

Price: \$1,625,000

Method: Sold Before Auction

Date: 08/05/2026

Property Type: House (Res)

Account - Barry Plant | P: 03 9842 8888