

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

9 LEAGUE ROAD 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

\$690,000

&

\$735,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$645,000

Property type

House

Suburb

Donnybrook

Period-from

01 Aug 2024

to

31 Jul 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

8 LEAGUE ROAD DONNYBROOK VIC 3064	\$732,000	23-Jan-25
18 COMMONWEALTH CIRCUIT DONNYBROOK VIC 3064	\$703,000	18-Nov-24
15 COMMONWEALTH CIRCUIT DONNYBROOK VIC 3064	\$730,000	18-Feb-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: 15 August 2025


**8 LEAGUE ROAD DONNYBROOK
VIC 3064**

 4
  2
  2

Sold Price

\$732,000

Sold Date

23-Jan-25

Distance

0.04km

**18 COMMONWEALTH CIRCUIT
DONNYBROOK VIC 3064**

 4
  2
  2

Sold Price

\$703,000

Sold Date

18-Nov-24

Distance

0.14km

**15 COMMONWEALTH CIRCUIT
DONNYBROOK VIC 3064**

 4
  3
  2

Sold Price

\$730,000

Sold Date

18-Feb-25

Distance

0.19km
RS = Recent sale

UN = Undisclosed Sale

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