

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 MANNA BANK VIEW DONVALE VIC 3111

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

\$3,000,000

&

\$3,300,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,530,000

Property type

House

Suburb

Donvale

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

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

6 YILEEN COURT DONVALE VIC 3111	\$3,240,000	22-Mar-25
5 YILEEN COURT DONVALE VIC 3111	\$3,000,000	05-May-25
4 MOPOKE LANE DONVALE VIC 3111	\$3,100,000	28-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: 14 July 2025



6 YILEEN COURT DONVALE VIC 3111

 5  4  3

Sold Price ^{RS} **\$3,240,000** Sold Date **22-Mar-25**

Distance **0.07km**



5 YILEEN COURT DONVALE VIC 3111

 5  3  3

Sold Price **\$3,000,000** Sold Date **05-May-25**

Distance **0.13km**



4 MOPOKE LANE DONVALE VIC 3111

 4  4  2

Sold Price **\$3,100,000** Sold Date **28-Feb-25**

Distance **0.2km**

RS = Recent sale

UN = Undisclosed Sale

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