

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 The Elms, Donvale Vic 3111

Indicative selling price

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

Range between \$1,200,000

&

\$1,300,000

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	1 Haldane Ct DONCASTER EAST 3109	\$1,320,000	21/12/2024
2	32a Bellevue Av DONCASTER EAST 3109	\$1,120,000	10/12/2024
3	281 Blackburn Rd DONCASTER EAST 3109	\$1,418,000	26/11/2024

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:

16/05/2025 16:50



 3  2  2

Property Type: House (Res)

Land Size: 355 sqm approx

Agent Comments

Indicative Selling Price

\$1,200,000 - \$1,300,000

Median House Price

March quarter 2025: \$1,530,000

Comparable Properties



1 Haldane Ct DONCASTER EAST 3109 (REI/VG)

Agent Comments

 4  3  2

Price: \$1,320,000

Method: Private Sale

Date: 21/12/2024

Property Type: House

Land Size: 422 sqm approx



32a Bellevue Av DONCASTER EAST 3109 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,120,000

Method: Private Sale

Date: 10/12/2024

Property Type: Unit

Land Size: 361 sqm approx



281 Blackburn Rd DONCASTER EAST 3109 (REI/VG)

Agent Comments

 4  3  2

Price: \$1,418,000

Method: Private Sale

Date: 26/11/2024

Property Type: House

Land Size: 336 sqm approx

Account - Barry Plant | P: 03 9842 8888