

## 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 WEYMOUTH CIRCUIT DONNYBROOK VIC 3064

### Indicative selling price

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

Single Price

or range  
between

\$595,000

&

\$650,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$647,500

Property type

House

Suburb

Donnybrook

Period-from

01 May 2024

to

30 Apr 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

|                                           |           |           |
|-------------------------------------------|-----------|-----------|
| 20 CATISFIELD CIRCUIT DONNYBROOK VIC 3064 | \$652,000 | 28-Jan-25 |
| 31 WINTERFELL ROAD DONNYBROOK VIC 3064    | \$659,000 | 15-Jan-25 |
| 46 VESTIGE STREET DONNYBROOK VIC 3064     | \$651,700 | 19-Mar-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: 31 May 2025

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**20 CATISFIELD CIRCUIT  
DONNYBROOK VIC 3064**

 4  2  2

Sold Price **\$652,000** Sold Date **28-Jan-25**

Distance **0.21km**



**31 WINTERFELL ROAD  
DONNYBROOK VIC 3064**

 4  2  2

Sold Price **\$659,000** Sold Date **15-Jan-25**

Distance **0.35km**



**46 VESTIGE STREET  
DONNYBROOK VIC 3064**

 4  2  2

Sold Price **\$651,700** Sold Date **19-Mar-25**

Distance **1.84km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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