

## 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

90 HAYES HILL BOULEVARD DONNYBROOK VIC 3064

### Indicative selling price

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

Single Price

or range  
between

\$1,200,000

&

\$1,300,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$645,000

Property type

House

Suburb

Donnybrook

Period-from

01 Dec 2024

to

30 Nov 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

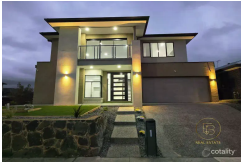
Date of sale

1 IRONSIDE STREET DONNYBROOK VIC 3064	\$1,100,000	29-Aug-25
10 ALLOCA CRESCENT DONNYBROOK VIC 3064	\$1,140,000	02-Jul-25
10 CONSERVATORY STREET DONNYBROOK VIC 3064	\$1,262,500	17-Jan-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: 08 December 2025



**1 IRONSIDE STREET DONNYBROOK VIC 3064** Sold Price **\$1,100,000** Sold Date **29-Aug-25**

 5  3  2

Distance **0.92km**



**10 ALLOCA CRESCENT DONNYBROOK VIC 3064** Sold Price **\$1,140,000** Sold Date **02-Jul-25**

 5  3  2

Distance **1.25km**



**10 CONSERVATORY STREET DONNYBROOK VIC 3064** Sold Price **\$1,262,500** Sold Date **17-Jan-25**

 5  5  2

Distance **0.28km**

RS = Recent sale

UN = Undisclosed Sale

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