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<br>Including suburb and postcode | 27 RIND CRESCENT 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 | $813,893 | ~~or range between~~ | | & | |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $650,000 | Property type | House | Suburb | Donnybrook |
| Period-from | 01 Mar 2025 | to | 28 Feb 2026 | 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 |
|---|---|---|
| 5 GRESLEY STREET DONNYBROOK VIC 3064 | $800,000 | 06-Aug-25 |
| 15 ALLOCA CRESCENT DONNYBROOK VIC 3064 | $1,080,000 | 26-Mar-25 |
| 10 ALLOCA CRESCENT DONNYBROOK VIC 3064 | $1,140,000 | 02-Jul-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: 05 March 2026

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**5 GRESLEY STREET DONNYBROOK VIC 3064**

4 3 2

Sold Price **$800,000** Sold Date **06-Aug-25**

Distance **0.61km**



**15 ALLOCA CRESCENT DONNYBROOK VIC 3064**

4 3 -

Sold Price **$1,080,000** Sold Date **26-Mar-25**

Distance **0.54km**



**10 ALLOCA CRESCENT DONNYBROOK VIC 3064**

5 3 2

Sold Price **$1,140,000** Sold Date **02-Jul-25**

Distance **0.55km**

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

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