

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

1/29 Lynne Street, Donvale Vic 3111

Indicative selling price

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

Range between \$930,000

&

\$1,000,000

Median sale price

Median price \$932,500

Property Type Unit

Suburb Donvale

Period - From 01/10/2025

to

31/12/2025

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	1/16 Florence Av DONVALE 3111	\$980,000	01/11/2025
2	2/34 Rosella St DONCASTER EAST 3109	\$960,000	11/10/2025
3	2/29 Lynne St DONVALE 3111	\$1,000,000	11/10/2025

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:

24/03/2026 09:35

1/29 Lynne Street, Donvale Vic 3111

JellisCraig

Andrew Keleher

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Indicative Selling Price

\$930,000 - \$1,000,000

Median Unit Price

December quarter 2025: \$932,500



3 2 2

Property Type: Unit

Agent Comments

Comparable Properties



1/16 Florence Av DONVALE 3111 (REI/VG)

Agent Comments

3 1 1

Price: \$980,000

Method: Private Sale

Date: 01/11/2025

Property Type: Unit

Land Size: 330 sqm approx



2/34 Rosella St DONCASTER EAST 3109 (REI/VG)

Agent Comments

3 1 1

Price: \$960,000

Method: Private Sale

Date: 11/10/2025

Property Type: Unit

Land Size: 282 sqm approx



2/29 Lynne St DONVALE 3111 (REI/VG)

Agent Comments

3 2 2

Price: \$1,000,000

Method: Auction Sale

Date: 11/10/2025

Property Type: Unit

Land Size: 233 sqm approx

Account - Jellis Craig | P: 03 8841 4888



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