

# 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

10a Hamal Street, Donvale Vic 3111

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,750,000

&

\$1,850,000

### Median sale price

Median price \$1,781,500

Property Type House

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 | 3A Ireland Av DONCASTER EAST 3109   | \$1,820,000 | 31/01/2026   |
| 2 | 18 Harry St DONCASTER EAST 3109     | \$1,800,000 | 01/11/2025   |
| 3 | 19 Highfield Rd DONCASTER EAST 3109 | \$1,980,000 | 25/10/2025   |

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:

07/04/2026 14:36



**Property Type:** House

Agent Comments

## Comparable Properties



**3A Ireland Av DONCASTER EAST 3109 (REI)**

Agent Comments



**Price:** \$1,820,000

**Method:** Auction Sale

**Date:** 31/01/2026

**Property Type:** House (Res)

**Land Size:** 427 sqm approx



**18 Harry St DONCASTER EAST 3109 (REI/VG)**

Agent Comments



**Price:** \$1,800,000

**Method:** Private Sale

**Date:** 01/11/2025

**Property Type:** House

**Land Size:** 363 sqm approx



**19 Highfield Rd DONCASTER EAST 3109 (REI/VG)**

Agent Comments



**Price:** \$1,980,000

**Method:** Private Sale

**Date:** 25/10/2025

**Property Type:** House

**Land Size:** 327 sqm approx