

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

11 Hillcrest Court, Donvale Vic 3111

Indicative selling price

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

Range between \$1,300,000

&

\$1,400,000

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	10 Landscape Dr DONCASTER EAST 3109	\$1,329,000	14/12/2025
2	16 Bicentennial Ct DONCASTER EAST 3109	\$1,380,000	08/11/2025
3			

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.~~

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Indicative Selling Price

\$1,300,000 - \$1,400,000

Median House Price

December quarter 2025: \$1,781,500



4 2 2

Property Type: House
Land Size: 653 sqm approx
Agent Comments

Comparable Properties



10 Landscape Dr DONCASTER EAST 3109 (REI/VG)

Agent Comments

4 2 2

Price: \$1,329,000
Method: Sold After Auction
Date: 14/12/2025
Property Type: House (Res)
Land Size: 658 sqm approx



16 Bicentennial Ct DONCASTER EAST 3109 (REI/VG)

Agent Comments

4 2 2

Price: \$1,380,000
Method: Auction Sale
Date: 08/11/2025
Property Type: House (Res)
Land Size: 785 sqm approx

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.