

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

115 Glenvale Road, Donvale Vic 3111

Indicative selling price

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

Range between \$1,350,000

&

\$1,450,000

Median sale price

Median price \$1,557,500

Property Type House

Suburb Donvale

Period - From 01/01/2023

to 31/12/2023

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	15 Sturdee Rd DONVALE 3111	\$1,480,000	02/12/2023
2	91 Lisbeth Av DONVALE 3111	\$1,351,000	17/02/2024
3	14 Savaris Ct DONVALE 3111	\$1,350,000	20/11/2023

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:

08/04/2024 12:15



 3  2  2

Property Type: House
Land Size: 725 sqm approx
Agent Comments

Indicative Selling Price
\$1,350,000 - \$1,450,000
Median House Price
Year ending December 2023: \$1,557,500

Comparable Properties



15 Sturdee Rd DONVALE 3111 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,480,000
Method: Auction Sale
Date: 02/12/2023
Property Type: House (Res)
Land Size: 1115 sqm approx



91 Lisbeth Av DONVALE 3111 (REI)

Agent Comments

 4  2  2

Price: \$1,351,000
Method: Auction Sale
Date: 17/02/2024
Property Type: House (Res)
Land Size: 1073 sqm approx



14 Savaris Ct DONVALE 3111 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,350,000
Method: Sold Before Auction
Date: 20/11/2023
Property Type: House (Res)
Land Size: 739 sqm approx