

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

15 Cerberus Street, Donvale Vic 3111

Indicative selling price

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

Range between \$1,080,000

&

\$1,180,000

Median sale price

Median price \$1,615,000

Property Type House

Suburb Donvale

Period - From 09/06/2025

to

08/06/2026

Source Property Data

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	21 Dianne St DONCASTER EAST 3109	\$1,245,000	06/06/2026
2	67 Bowen Rd DONCASTER EAST 3109	\$1,230,000	05/03/2026
3	16 Argyle St DONVALE 3111	\$1,191,000	15/01/2026

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:

09/06/2026 16:32



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 2

Property Type: House

Agent Comments

Indicative Selling Price

\$1,080,000 - \$1,180,000

Median House Price

09/06/2025 - 08/06/2026: \$1,615,000

Comparable Properties



21 Dianne St DONCASTER EAST 3109 (REI)

Agent Comments

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 2

Price: \$1,245,000

Method: Auction Sale

Date: 06/06/2026

Property Type: House (Res)

Land Size: 651 sqm approx



67 Bowen Rd DONCASTER EAST 3109 (REI/VG)

Agent Comments

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 2
 2

Price: \$1,230,000

Method: Private Sale

Date: 05/03/2026

Property Type: House

Land Size: 776 sqm approx



16 Argyle St DONVALE 3111 (VG)

Agent Comments

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Price: \$1,191,000

Method: Sale

Date: 15/01/2026

Property Type: House (Res)

Land Size: 692 sqm approx