

## 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

18/33-37 LESLIE 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$930,000

&

\$990,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$842,500

Property type

Unit

Suburb

Donvale

Period-from

01 Apr 2025

to

31 Mar 2026

Source

Cotality

### 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 6 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

|                                               |           |           |
|-----------------------------------------------|-----------|-----------|
| 2/1056 DONCASTER ROAD DONCASTER EAST VIC 3109 | \$990,000 | 18-Mar-26 |
| 3/1 NARTANDA COURT DONCASTER EAST VIC 3109    | \$955,000 | 08-Nov-25 |
| 1/22 HUNT STREET DONVALE VIC 3111             | \$990,000 | 06-Mar-26 |

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 6 months.~~

This Statement of Information was prepared on: 13 April 2026



## 2/1056 DONCASTER ROAD DONCASTER EAST VIC 3109

3 2 2

Sold Price

<sup>RS</sup>

**\$990,000**

Sold Date

**18-Mar-26**

Distance

**1.58km**



## 3/1 NARTANDA COURT DONCASTER EAST VIC 3109

3 2 2

Sold Price

**\$955,000**

Sold Date

**08-Nov-25**

Distance

**1.8km**



## 1/22 HUNT STREET DONVALE VIC 3111

3 1 2

Sold Price

<sup>RS</sup>

**\$990,000**

Sold Date

**06-Mar-26**

Distance

**0.56km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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