

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

19 Glenvale Road, Donvale Vic 3111

Indicative selling price

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

Range between \$840,000

&

\$920,000

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	18b Through Rd RINGWOOD NORTH 3134	\$925,000	20/02/2026
2	30 Kendall St RINGWOOD 3134	\$907,500	07/12/2025
3	30 James St RINGWOOD 3134	\$890,000	06/12/2025

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:

23/03/2026 12:23



3 1 2

Property Type: House
Land Size: 651 sqm approx
Agent Comments

Indicative Selling Price

\$840,000 - \$920,000

Median House Price

December quarter 2025: \$1,781,500

Comparable Properties



18b Through Rd RINGWOOD NORTH 3134 (REI/VG)

Agent Comments

3 1 2

Price: \$925,000
Method: Sold Before Auction
Date: 20/02/2026
Property Type: House (Res)
Land Size: 700 sqm approx



30 Kendall St RINGWOOD 3134 (REI)

Agent Comments

4 1 1

Price: \$907,500
Method: Private Sale
Date: 07/12/2025
Property Type: House (Res)



30 James St RINGWOOD 3134 (REI/VG)

Agent Comments

3 1 2

Price: \$890,000
Method: Auction Sale
Date: 06/12/2025
Property Type: House (Res)
Land Size: 277 sqm approx