

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 Lynne Street, Donvale Vic 3111

Indicative selling price

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

Range between

\$1,180,000

&

\$1,280,000

Median sale price

Median price

\$1,680,000

Property Type

House

Suburb

Donvale

Period - From

01/04/2025

to

31/03/2026

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	2 Pictor Ct DONVALE 3111	\$1,175,000	28/03/2026
2	38 Argyle St DONVALE 3111	\$1,287,500	02/05/2026
3	5 Ida Ct DONVALE 3111	\$1,290,000	04/06/2026

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:

29/06/2026 11:10



3 2 3

Property Type: House

Land Size: 725 sqm approx

Agent Comments

Comparable Properties



2 Pictor Ct DONVALE 3111 (REI)

3 2 2

Agent Comments

Price: \$1,175,000

Method: Auction Sale

Date: 28/03/2026

Property Type: House (Res)

Land Size: 653 sqm approx



38 Argyle St DONVALE 3111 (REI)

4 1 2

Agent Comments

Price: \$1,287,500

Method: Auction Sale

Date: 02/05/2026

Property Type: House (Res)

Land Size: 655 sqm approx



5 Ida Ct DONVALE 3111 (REI)

4 1 1

Agent Comments

Price: \$1,290,000

Method: Private Sale

Date: 04/06/2026

Property Type: House