

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

22 Fahey Place, Donvale Vic 3111

Indicative selling price

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

Range between \$880,000 & \$960,000

Median sale price

Median price \$848,300 Property Type Unit 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	1/22 Hunt St DONVALE 3111	\$990,000	06/03/2026
2	2/4 Craileen St DONVALE 3111	\$880,000	29/11/2025
3	1/16 Florence Av DONVALE 3111	\$980,000	01/11/2025

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:

20/04/2026 12:14



Rooms: 2
Property Type: Unit
Land Size: 319 sqm approx
 Agent Comments

Indicative Selling Price
 \$880,000 - \$960,000
Median Unit Price
 Year ending March 2026: \$848,300

Comparable Properties



1/22 Hunt St DONVALE 3111 (REI/VG)

Agent Comments



Price: \$990,000
Method: Private Sale
Date: 06/03/2026
Property Type: Unit
Land Size: 275 sqm approx



2/4 Craileen St DONVALE 3111 (REI/VG)

Agent Comments



Price: \$880,000
Method: Auction Sale
Date: 29/11/2025
Property Type: Unit



1/16 Florence Av DONVALE 3111 (REI/VG)

Agent Comments



Price: \$980,000
Method: Private Sale
Date: 01/11/2025
Property Type: Unit
Land Size: 330 sqm approx

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