

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

2 Glenwood Close, Donvale Vic 3111

Indicative selling price

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

Range between \$1,700,000

&

\$1,850,000

Median sale price

Median price \$1,718,000

Property Type House

Suburb Donvale

Period - From 01/07/2025

to 30/06/2026

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	135-137 Park Rd DONVALE 3111	\$1,675,000	24/07/2026
2	425-427 Park Rd PARK ORCHARDS 3114	\$1,850,000	09/06/2026
3	72 Heads Rd DONVALE 3111	\$1,950,000	21/03/2026

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:

18/08/2026 12:43



Property Type: House

Land Size: 400 sqm approx

Agent Comments

Comparable Properties



135-137 Park Rd DONVALE 3111 (REI)

Agent Comments



Price: \$1,675,000

Method: Private Sale

Date: 24/07/2026

Property Type: House

Land Size: 4678 sqm approx



425-427 Park Rd PARK ORCHARDS 3114 (REI)

Agent Comments



Price: \$1,850,000

Method: Private Sale

Date: 09/06/2026

Property Type: House (Res)

Land Size: 4129 sqm approx



72 Heads Rd DONVALE 3111 (REI/VG)

Agent Comments



Price: \$1,950,000

Method: Auction Sale

Date: 21/03/2026

Property Type: House (Res)

Land Size: 4027 sqm approx