

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

21 Bursaria Rise, Donvale Vic 3111

Indicative selling price

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

Range between \$2,800,000

&

\$3,080,000

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	76 Old Warrandyte Rd DONVALE 3111	\$2,700,000	10/06/2026
2	112 Woodhouse Rd DONVALE 3111	\$3,500,000	07/05/2026
3	174-176 Tindals Rd PARK ORCHARDS 3114	\$2,900,000	22/04/2026

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:

24/07/2026 14:51



Property Type: Land (Res)
Land Size: 1382 sqm approx
 Agent Comments

Indicative Selling Price
 \$2,800,000 - \$3,080,000
Median House Price
 Year ending June 2026: \$1,718,000

Comparable Properties



76 Old Warrandyte Rd DONVALE 3111 (REI)

Agent Comments



Price: \$2,700,000
Method: Private Sale
Date: 10/06/2026
Property Type: House (Res)
Land Size: 4153 sqm approx



112 Woodhouse Rd DONVALE 3111 (REI/VG)

Agent Comments



Price: \$3,500,000
Method: Private Sale
Date: 07/05/2026
Property Type: House
Land Size: 2058 sqm approx



174-176 Tindals Rd PARK ORCHARDS 3114 (REI)

Agent Comments



Price: \$2,900,000
Method: Private Sale
Date: 22/04/2026
Property Type: House (Res)
Land Size: 30800 sqm approx

Account - Woodards | P: 03 9842 1188 | F: 03 9842 1799



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