

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

23 Limassol Court, Donvale Vic 3111

Indicative selling price

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

Range between \$1,850,000

&

\$2,035,000

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	7 Roselillian Ct WARRANDYTE 3113	\$1,900,000	13/02/2026
2			
3			

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:

17/06/2026 15:39

Tony Tuccitto
8841 4888
0407 144 390

tonytuccitto@jellisrcraig.com.au

Indicative Selling Price

\$1,850,000 - \$2,035,000

Median House Price

Year ending March 2026: \$1,680,000



 5  2  4

Property Type: House
Land Size: 5007 sqm approx
Agent Comments

Comparable Properties



7 Roselillian Ct WARRANDYTE 3113 (REI/VG)

Agent Comments

 5  3  2

Price: \$1,900,000
Method: Private Sale
Date: 13/02/2026
Property Type: House
Land Size: 3014 sqm approx

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.