

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 Melissa Street, Donvale Vic 3111

Indicative selling price

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

Range between \$1,300,000

&

\$1,400,000

Median sale price

Median price \$1,465,000

Property Type House

Suburb Donvale

Period - From 01/04/2023

to 30/06/2023

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	8 Melissa St DONVALE 3111	\$1,315,000	29/04/2023
2	11 Jilpanger Rd DONVALE 3111	\$1,311,000	18/03/2023
3	33 Valepark Dr DONVALE 3111	\$1,240,000	21/08/2023

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:

19/09/2023 11:37



 3
  2
  2

Property Type: Land
Land Size: 763 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,300,000 - \$1,400,000
Median House Price
 June quarter 2023: \$1,465,000

Comparable Properties



8 Melissa St DONVALE 3111 (REI/VG)

Agent Comments

 4
  2
  2

Price: \$1,315,000
Method: Auction Sale
Date: 29/04/2023
Property Type: House (Res)
Land Size: 385 sqm approx



11 Jilpanger Rd DONVALE 3111 (REI/VG)

Agent Comments

 3
  2
  2

Price: \$1,311,000
Method: Auction Sale
Date: 18/03/2023
Property Type: House (Res)
Land Size: 805 sqm approx



33 Valepark Dr DONVALE 3111 (REI)

Agent Comments

 3
  2
  2

Price: \$1,240,000
Method: Private Sale
Date: 21/08/2023
Property Type: House
Land Size: 790 sqm approx

Account - Barry Plant | P: 03 9842 8888