

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

3/1 William Street, Donvale Vic 3111

Indicative selling price

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

Range between \$760,000

&

\$830,000

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	2/25 Wooddale Gr DONVALE 3111	\$757,000	28/02/2026
2	2/112 Tunstall Rd DONVALE 3111	\$795,000	21/10/2025
3	11/30-34 Old Warrandyte Rd DONVALE 3111	\$842,500	18/10/2025

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:

09/04/2026 17:17

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2 1 1

Property Type: Unit
Land Size: 213 sqm approx
Agent Comments

Indicative Selling Price

\$760,000 - \$830,000

Median Unit Price

Year ending March 2026: \$848,300

Comparable Properties



2/25 Wooddale Gr DONVALE 3111 (REI)

Agent Comments

2 1 1

Price: \$757,000
Method: Auction Sale
Date: 28/02/2026
Property Type: Unit
Land Size: 176 sqm approx



2/112 Tunstall Rd DONVALE 3111 (REI/VG)

Agent Comments

2 1 1

Price: \$795,000
Method: Private Sale
Date: 21/10/2025
Property Type: Unit
Land Size: 221 sqm approx



11/30-34 Old Warrandyte Rd DONVALE 3111 (REI)

Agent Comments

2 1 2

Price: \$842,500
Method: Auction Sale
Date: 18/10/2025
Property Type: Unit
Land Size: 316 sqm approx

Account - Jellis Craig | P: 03 9870 6211