

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 Era Court, Donvale Vic 3111

Indicative selling price

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

Range between \$1,800,000

&

\$1,900,000

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	6 Bayles Ct DONVALE 3111	\$2,003,100	07/02/2026
2	66 Valepark Dr DONVALE 3111	\$1,871,500	25/10/2025
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:

16/04/2026 14:37

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Indicative Selling Price

\$1,800,000 - \$1,900,000

Median House Price

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



6 2 2

Property Type: House

Land Size: 1150 sqm approx

Agent Comments

Comparable Properties



6 Bayles Ct DONVALE 3111 (REI/VG)

Agent Comments

5 3 3

Price: \$2,003,100

Method: Auction Sale

Date: 07/02/2026

Property Type: House (Res)

Land Size: 738 sqm approx



66 Valepark Dr DONVALE 3111 (REI/VG)

Agent Comments

4 2 2

Price: \$1,871,500

Method: Auction Sale

Date: 25/10/2025

Property Type: House (Res)

Land Size: 576 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.