

# 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

30 Darvall Street, Donvale Vic 3111

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,000,000 & \$1,100,000

### Median sale price

Median price \$1,542,500 Property Type House Suburb Donvale

Period - From 01/07/2022 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	4 Braham St DONVALE 3111	\$1,210,000	29/07/2023
2	24 Tirana St MITCHAM 3132	\$1,170,000	06/05/2023
3	112 Surrey Rd BLACKBURN NORTH 3130	\$1,110,000	04/06/2023

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:

18/08/2023 10:59



**Property Type:** House

**Land Size:** 654 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,000,000 - \$1,100,000

**Median House Price**

Year ending June 2023: \$1,542,500

## Comparable Properties



**4 Braham St DONVALE 3111 (REI)**

Agent Comments



**Price:** \$1,210,000

**Method:** Auction Sale

**Date:** 29/07/2023

**Property Type:** House (Res)

**Land Size:** 754 sqm approx



**24 Tirana St MITCHAM 3132 (REI)**

Agent Comments



**Price:** \$1,170,000

**Method:** Auction Sale

**Date:** 06/05/2023

**Property Type:** House (Res)

**Land Size:** 602 sqm approx



**112 Surrey Rd BLACKBURN NORTH 3130 (REI)**

Agent Comments



**Price:** \$1,110,000

**Method:** Private Sale

**Date:** 04/06/2023

**Property Type:** House

**Land Size:** 637 sqm approx