

# 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 308-310 Oban Road, 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 \$2,265,000 & \$2,320,000

### Median sale price

Median price \$1,550,000 Property Type House Suburb Donvale

Period - From 01/01/2024 to 31/03/2024 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	18 Murndal Dr DONVALE 3111	\$2,430,000	20/04/2024
2	19 Heads Rd DONVALE 3111	\$2,180,000	29/04/2024
3	157 Glenvale Rd DONVALE 3111	\$1,730,000	27/03/2024

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: 19/06/2024 10:11



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**Rooms:** 7  
**Property Type:** House  
**Land Size:** 3997 sqm approx  
[Agent Comments](#)

**Indicative Selling Price**  
\$2,265,000 - \$2,320,000  
**Median House Price**  
March quarter 2024: \$1,550,000

## Comparable Properties



**18 Murndal Dr DONVALE 3111 (REI)**

[Agent Comments](#)

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**Price:** \$2,430,000  
**Method:** Auction Sale  
**Date:** 20/04/2024  
**Property Type:** House (Res)  
**Land Size:** 4094 sqm approx



**19 Heads Rd DONVALE 3111 (REI)**

[Agent Comments](#)

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**Price:** \$2,180,000  
**Method:** Sold Before Auction  
**Date:** 29/04/2024  
**Property Type:** House (Res)  
**Land Size:** 4169 sqm approx



**157 Glenvale Rd DONVALE 3111 (REI)**

[Agent Comments](#)

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**Price:** \$1,730,000  
**Method:** Private Sale  
**Date:** 27/03/2024  
**Property Type:** House  
**Land Size:** 4148 sqm approx

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