

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

4/5 Sunray Court, Donvale Vic 3111

Indicative selling price

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

Range between \$830,000

&

\$880,000

Median sale price

Median price \$848,300

Property Type Unit

Suburb Donvale

Period - From 01/07/2025

to

30/06/2026

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	2/66 Chippewa Av DONVALE 3111	\$865,000	17/07/2026
2	4/7 Luckie St NUNAWADING 3131	\$880,000	30/06/2026
3	2/7 Jubilee St NUNAWADING 3131	\$850,000	14/03/2026

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:

25/07/2026 13:47



3 1 1

Property Type: Townhouse
(Single)

Land Size: 165.438 sqm approx

Agent Comments

Comparable Properties



2/66 Chippewa Av DONVALE 3111 (REI)

Agent Comments

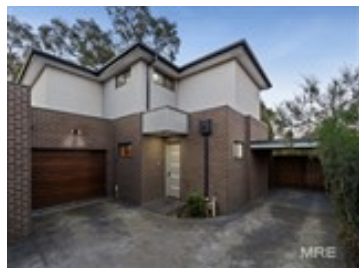
3 2 2

Price: \$865,000

Method: Private Sale

Date: 17/07/2026

Property Type: Townhouse (Res)



4/7 Luckie St NUNAWADING 3131 (REI)

Agent Comments

4 2 2

Price: \$880,000

Method: Private Sale

Date: 30/06/2026

Property Type: Townhouse (Single)



2/7 Jubilee St NUNAWADING 3131 (REI/VG)

Agent Comments

2 2 1

Price: \$850,000

Method: Auction Sale

Date: 14/03/2026

Property Type: Unit