

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 Larne Avenue, Donvale Vic 3111

Indicative selling price

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

Range between \$1,750,000

&

\$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	5 Sowter Ct DONVALE 3111	\$1,808,000	15/11/2025
2	3 Trudi Ct DONVALE 3111	\$1,850,000	05/11/2025
3	96 McGowans Rd DONVALE 3111	\$1,902,000	13/12/2025

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:

27/04/2026 11:15

4 Larne Avenue, Donvale Vic 3111

JellisCraig

Dallas Taylor

8841 4808

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dallastaylor@jellisrcraig.com.au

Indicative Selling Price

\$1,750,000 - \$1,900,000

Median House Price

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



3 1 2

Property Type: House

Land Size: 4094 sqm approx

Agent Comments

Comparable Properties



5 Sowter Ct DONVALE 3111 (REI/VG)

4 3 2

Agent Comments

Price: \$1,808,000

Method: Private Sale

Date: 15/11/2025

Property Type: House

Land Size: 4617 sqm approx



3 Trudi Ct DONVALE 3111 (REI/VG)

3 2 2

Agent Comments

Price: \$1,850,000

Method: Private Sale

Date: 05/11/2025

Property Type: House

Land Size: 4048 sqm approx



96 McGowans Rd DONVALE 3111 (REI/VG)

4 3 4

Agent Comments

Price: \$1,902,000

Method: Auction Sale

Date: 13/12/2025

Property Type: House (Res)

Land Size: 4000 sqm approx

Account - Jellis Craig | P: 03 8841 4888



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