

# 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

405 Serpells Terrace, 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 \$1,250,000 & \$1,350,000

### 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	1/4 Bogong Ct DONCASTER EAST 3109	\$1,320,000	18/04/2026
2	1 Pine Hill Dr DONCASTER EAST 3109	\$1,270,000	17/04/2026
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.

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**Rooms:** 8  
**Property Type:** House (Res)  
**Land Size:** 323 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$1,250,000 - \$1,350,000  
**Median House Price**  
Year ending March 2026: \$1,680,000

## Comparable Properties



1/4 Bogong Ct DONCASTER EAST 3109 (REI)

Agent Comments



**Price:** \$1,320,000  
**Method:** Auction Sale  
**Date:** 18/04/2026  
**Property Type:** Townhouse (Res)  
**Land Size:** 263 sqm approx



1 Pine Hill Dr DONCASTER EAST 3109 (REI)

Agent Comments



**Price:** \$1,270,000  
**Method:** Private Sale  
**Date:** 17/04/2026  
**Property Type:** House (Res)  
**Land Size:** 301 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.