

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

49 Hunt Street, Donvale Vic 3111

Indicative selling price

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

Range between \$1,500,000

&

\$1,600,000

Median sale price

Median price \$1,628,000

Property Type House

Suburb Donvale

Period - From 01/01/2025

to 31/12/2025

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	17 Valepark Dr DONVALE 3111	\$1,575,000	22/11/2025
2	8 Burge Ct DONCASTER EAST 3109	\$1,510,000	22/11/2025
3	19 Hillcrest Ct DONVALE 3111	\$1,579,000	25/10/2025

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:

16/03/2026 16:29



 4  2  2

Property Type: House (Res)

Land Size: 651 sqm approx

Agent Comments

Indicative Selling Price

\$1,500,000 - \$1,600,000

Median House Price

Year ending December 2025: \$1,628,000

Comparable Properties



17 Valepark Dr DONVALE 3111 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,575,000

Method: Auction Sale

Date: 22/11/2025

Property Type: House (Res)

Land Size: 872 sqm approx



8 Burge Ct DONCASTER EAST 3109 (REI)

Agent Comments

 4  2  2

Price: \$1,510,000

Method: Auction Sale

Date: 22/11/2025

Property Type: House (Res)

Land Size: 801 sqm approx



19 Hillcrest Ct DONVALE 3111 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,579,000

Method: Auction Sale

Date: 25/10/2025

Property Type: House (Res)

Land Size: 786 sqm approx