

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

5 BOVINE CRESCENT DONNYBROOK VIC 3064

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$545,000

&

\$599,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Donnybrook

Period-from

01 Mar 2025

to

28 Feb 2026

Source

Cotality

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 6 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

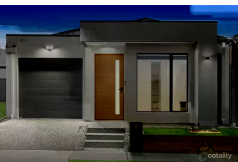
34 BROWN BOULEVARD DONNYBROOK VIC 3064	580000	05-Nov-25
59 BROWN BOULEVARD DONNYBROOK VIC 3064	558000	20-Dec-25
5 ASH GROVE DONNYBROOK VIC 3064	570000	02-Feb-26

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 6 months.~~

This Statement of Information was prepared on: 03 March 2026

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 C.SQUARE 34 BROWN BOULEVARD, DONNYBROOK	34 BROWN BOULEVARD DONNYBROOK VIC 3064 3 2 2	Sold Price 580000 Sold Date 05-Nov-25 Distance 0.54km
	59 BROWN BOULEVARD DONNYBROOK VIC 3064 3 2 1	Sold Price 558000 Sold Date 20-Dec-25 Distance 0.66km
	5 ASH GROVE DONNYBROOK VIC 3064 3 2 2	Sold Price ^{RS} 570000 Sold Date 02-Feb-26 Distance 0.66km

RS = Recent sale UN = Undisclosed Sale

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