

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

52 Chippewa Avenue, Donvale Vic 3111

Indicative selling price

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

Range between \$1,580,000

&

\$1,680,000

Median sale price

Median price \$1,781,500

Property Type House

Suburb Donvale

Period - From 01/10/2025

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	141 Glenvale Rd DONVALE 3111	\$1,570,000	18/02/2026
2	2 Price St MITCHAM 3132	\$1,615,000	29/11/2025
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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Kristy Djordevic

8841 4888

0467 884 530

kristydjordevic@jellisrcraig.com.au

Indicative Selling Price

\$1,580,000 - \$1,680,000

Median House Price

December quarter 2025: \$1,781,500



 6  3  6

Property Type: House

Land Size: 820 sqm approx

Agent Comments

Comparable Properties



141 Glenvale Rd DONVALE 3111 (REI)

Agent Comments

 4  2  4

Price: \$1,570,000

Method: Sold Before Auction

Date: 18/02/2026

Property Type: House (Res)

Land Size: 1273 sqm approx



2 Price St MITCHAM 3132 (REI/VG)

Agent Comments

 4  2  3

Price: \$1,615,000

Method: Auction Sale

Date: 29/11/2025

Property Type: House (Res)

Land Size: 644 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.