

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

54 Melissa Street, Donvale Vic 3111

Indicative selling price

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

Range between \$1,550,000 & \$1,650,000

Median sale price

Median price \$1,750,000 Property Type House Suburb Donvale

Period - From 01/10/2023 to 31/12/2023 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	12 Melissa St DONVALE 3111	\$1,700,000	23/09/2023
2	13 Cameron Cl DONVALE 3111	\$1,652,000	02/12/2023
3	13 Hunt St DONVALE 3111	\$1,488,000	25/11/2023

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:

09/04/2024 11:08



 4
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Property Type: House
Land Size: 911 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,550,000 - \$1,650,000
Median House Price
 December quarter 2023: \$1,750,000

Comparable Properties



12 Melissa St DONVALE 3111 (REI/VG)

Agent Comments

 4
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Price: \$1,700,000
Method: Auction Sale
Date: 23/09/2023
Property Type: House (Res)
Land Size: 782 sqm approx



13 Cameron Ct DONVALE 3111 (REI/VG)

Agent Comments

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  2
  2

Price: \$1,652,000
Method: Auction Sale
Date: 02/12/2023
Property Type: House (Res)
Land Size: 791 sqm approx



13 Hunt St DONVALE 3111 (REI/VG)

Agent Comments

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  2
  2

Price: \$1,488,000
Method: Auction Sale
Date: 25/11/2023
Property Type: House (Res)
Land Size: 653 sqm approx

Account - Barry Plant | P: 03 9842 8888