

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

7/51 Leslie Street, Donvale Vic 3111

Indicative selling price

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

Range between \$650,000

&

\$710,000

Median sale price

Median price \$848,300

Property Type Unit

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	19/81-97 Mitcham Rd DONVALE 3111	\$750,000	16/06/2026
2	13/1 Nartanda Ct DONCASTER EAST 3109	\$745,000	06/05/2026
3	7/17 Fullwood Pde DONCASTER EAST 3109	\$680,000	30/04/2026

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:

26/06/2026 14:03



2
 1
 1

Property Type: Unit

Agent Comments

Indicative Selling Price

\$650,000 - \$710,000

Median Unit Price

Year ending March 2026: \$848,300

Comparable Properties



19/81-97 Mitcham Rd DONVALE 3111 (REI)

Agent Comments

2
 1
 2

Price: \$750,000

Method: Private Sale

Date: 16/06/2026

Property Type: Townhouse (Single)



13/1 Nartanda Ct DONCASTER EAST 3109 (REI/VG)

Agent Comments

2
 1
 2

Price: \$745,000

Method: Private Sale

Date: 06/05/2026

Property Type: House



7/17 Fullwood Pde DONCASTER EAST 3109 (REI/VG)

Agent Comments

2
 1
 2

Price: \$680,000

Method: Private Sale

Date: 30/04/2026

Property Type: Unit