

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 HEMSWORTH STREET 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$655,850

Property type

House

Suburb

Donnybrook

Period-from

01 Jun 2025

to

31 May 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

5 MIDANBURY ROAD DONNYBROOK VIC 3064	\$642,500	13-Jun-26
12 RAWSON STREET DONNYBROOK VIC 3064	\$660,000	04-May-26
8 MARSHY WAY DONNYBROOK VIC 3064	\$640,000	09-May-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: 23 June 2026

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5 MIDANBURY ROAD DONNYBROOK VIC 3064

4 2 2

Sold Price

RS

\$642,500

Sold Date

13-Jun-26

Distance

0.67km



12 RAWSON STREET DONNYBROOK VIC 3064

4 2 1

Sold Price

\$660,000

Sold Date

04-May-26

Distance

1.9km



8 MARSHY WAY DONNYBROOK VIC 3064

4 2 2

Sold Price

\$640,000

Sold Date

09-May-26

Distance

0.85km

RS = Recent sale

UN = Undisclosed Sale

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