

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 Wrendale Drive, Donvale Vic 3111

Indicative selling price

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

Range between \$1,150,000

&

\$1,250,000

Median sale price

Median price \$1,587,500

Property Type House

Suburb Donvale

Period - From 01/04/2026

to

30/06/2026

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	108 Mitcham Rd DONVALE 3111	\$1,271,000	08/08/2026
2	408 Springfield Rd MITCHAM 3132	\$1,180,000	20/06/2026
3	3 Kevin Ct DONVALE 3111	\$1,200,000	20/04/2026

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:

31/08/2026 15:39

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Indicative Selling Price

\$1,150,000 - \$1,250,000

Median House Price

June quarter 2026: \$1,587,500



 4  3  2

Property Type: House (Res)

Land Size: 722 sqm approx

Agent Comments

Comparable Properties



108 Mitcham Rd DONVALE 3111 (REI)

Agent Comments

 6  5  4

Price: \$1,271,000

Method: Auction Sale

Date: 08/08/2026

Property Type: House (Res)

Land Size: 723 sqm approx



408 Springfield Rd MITCHAM 3132 (REI/VG)

Agent Comments

 4  3  2

Price: \$1,180,000

Method: Auction Sale

Date: 20/06/2026

Property Type: House (Res)

Land Size: 714 sqm approx



3 Kevin Ct DONVALE 3111 (VG)

Agent Comments

 3  -  -

Price: \$1,200,000

Method: Sale

Date: 20/04/2026

Property Type: House (Res)

Land Size: 652 sqm approx

Account - McGrath Blackburn | P: 0398771277