

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

8 Colwyn Court, Donvale Vic 3111

Indicative selling price

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

Range between \$1,400,000

&

\$1,500,000

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	17 Michellan Ct DONVALE 3111	\$1,440,000	13/08/2026
2	26 Maxia Rd DONCASTER EAST 3109	\$1,410,000	27/06/2026
3	14 Daniel St DONVALE 3111	\$1,518,000	10/06/2026

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:

16/09/2026 13:25



6 3 2

Property Type: House

Land Size: 884 sqm approx

Agent Comments

Comparable Properties



17 Michellan Ct DONVALE 3111 (REI)

Agent Comments

4 2 2

Price: \$1,440,000

Method: Private Sale

Date: 13/08/2026

Property Type: House (Res)

Land Size: 781 sqm approx



26 Maxia Rd DONCASTER EAST 3109 (REI)

Agent Comments

4 2 1

Price: \$1,410,000

Method: Auction Sale

Date: 27/06/2026

Property Type: House (Res)

Land Size: 753 sqm approx



14 Daniel St DONVALE 3111 (REI)

Agent Comments

5 2 2

Price: \$1,518,000

Method: Private Sale

Date: 10/06/2026

Property Type: House (Res)

Land Size: 790 sqm approx