

# 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

9 Allara Court, Donvale Vic 3111

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,350,000

&

\$1,450,000

### Median sale price

Median price \$1,680,000

Property Type House

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 | 1/4 Bogong Ct DONCASTER EAST 3109 | \$1,320,000 | 18/04/2026   |
| 2 | 27 Kensington PI TEMPLESTOWE 3106 | \$1,600,000 | 24/12/2025   |
| 3 | 2 Mont Cl DONCASTER EAST 3109     | \$1,350,000 | 08/12/2025   |

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:

28/04/2026 10:01



3 2 2

**Property Type:** House (Res)

Agent Comments

**Indicative Selling Price**

\$1,350,000 - \$1,450,000

**Median House Price**

Year ending March 2026: \$1,680,000

## Comparable Properties



**1/4 Bogong Ct DONCASTER EAST 3109 (REI)**

Agent Comments

4 2 2

**Price:** \$1,320,000

**Method:** Auction Sale

**Date:** 18/04/2026

**Property Type:** Townhouse (Res)

**Land Size:** 263 sqm approx



**27 Kensington PI TEMPLESTOWE 3106 (REI/VG)**

Agent Comments

3 2 2

**Price:** \$1,600,000

**Method:** Private Sale

**Date:** 24/12/2025

**Property Type:** House

**Land Size:** 458 sqm approx



**2 Mont CI DONCASTER EAST 3109 (REI/VG)**

Agent Comments

4 2 2

**Price:** \$1,350,000

**Method:** Private Sale

**Date:** 08/12/2025

**Property Type:** House (Res)

Account - VICPROP | P: 03 8888 1011