

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

3/44 Melissa Street, Donvale Vic 3111

Indicative selling price

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

Range between \$1,100,000

&

\$1,200,000

Median sale price

Median price \$908,500

Property Type Unit

Suburb Donvale

Period - From 01/10/2023

to 31/12/2023

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	1/12 Churchill St DONCASTER EAST 3109	\$1,282,000	04/11/2023
2	2/39 Paula Cr DONCASTER EAST 3109	\$1,100,000	29/02/2024
3	1/18 Sonia St DONVALE 3111	\$1,055,000	23/03/2024

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:

27/03/2024 11:10



3 2 2

Property Type: Unit
Land Size: 320 sqm approx
Agent Comments

Indicative Selling Price
\$1,100,000 - \$1,200,000
Median Unit Price
December quarter 2023: \$908,500

Comparable Properties



1/12 Churchill St DONCASTER EAST 3109 (REI/VG)

Agent Comments

3 2 2

Price: \$1,282,000
Method: Auction Sale
Date: 04/11/2023
Property Type: Townhouse (Res)
Land Size: 229 sqm approx



2/39 Paula Cr DONCASTER EAST 3109 (REI)

Agent Comments

3 2 2

Price: \$1,100,000
Method: Sold Before Auction
Date: 29/02/2024
Property Type: Unit
Land Size: 316 sqm approx



1/18 Sonia St DONVALE 3111 (REI)

Agent Comments

3 1 1

Price: \$1,055,000
Method: Auction Sale
Date: 23/03/2024
Property Type: Unit
Land Size: 309 sqm approx

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