

## 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

25 GLENLYON ROAD DONNYBROOK VIC 3064

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$800,000

&

\$860,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$655,000

Property type

House

Suburb

Donnybrook

Period-from

01 May 2025

to

30 Apr 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 GRESLEY STREET DONNYBROOK VIC 3064	\$800,000	06-Aug-25
9 SHELLY STREET DONNYBROOK VIC 3064	\$845,000	02-Jan-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: 30 May 2026

**5 GRESLEY STREET DONNYBROOK** Sold Price**\$800,000** Sold Date **06-Aug-25**

VIC 3064

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Distance **0.07km****9 SHELLY STREET DONNYBROOK** Sold Price**\$845,000** Sold Date **02-Jan-26**

VIC 3064

🛏️ 4 🚿 2 🚗 2

Distance **3.01km**

RS = Recent sale

UN = Undisclosed Sale

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