

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

110 Mcgowans Road, Donvale Vic 3111

Indicative selling price

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

Range between \$2,500,000 & \$2,700,000

Median sale price

Median price \$1,781,500 Property Type House Suburb Donvale

Period - From 01/10/2025 to 31/12/2025 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	12 Larne Av DONVALE 3111	\$2,550,000	18/12/2025
2	6 Drummond CI DONVALE 3111	\$2,800,000	22/11/2025
3	7 Elliot CI DONVALE 3111	\$2,510,000	22/10/2025

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:

09/02/2026 11:34

110 Mcgowans Road, Donvale Vic 3111

Phil James
03 9459 8111
0408 008 007
philjames@jellisrcraig.com.au



 5  3  4

Property Type: House
Land Size: 12041 sqm approx
Agent Comments

Indicative Selling Price
\$2,500,000 - \$2,700,000
Median House Price
December quarter 2025: \$1,781,500

Comparable Properties



12 Larne Av DONVALE 3111 (REI)

[Agent Comments](#)

 4  6  6

Price: \$2,550,000
Method: Private Sale
Date: 18/12/2025
Property Type: House (Res)
Land Size: 4137 sqm approx

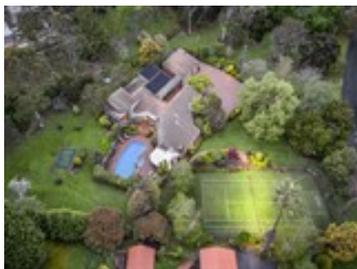


6 Drummond CI DONVALE 3111 (REI)

[Agent Comments](#)

 6  5  2

Price: \$2,800,000
Method: Private Sale
Date: 22/11/2025
Property Type: House
Land Size: 4218 sqm approx



7 Elliot CI DONVALE 3111 (REI)

[Agent Comments](#)

 4  2  3

Price: \$2,510,000
Method: Private Sale
Date: 22/10/2025
Property Type: House
Land Size: 4048 sqm approx

Account - Jellis Craig | P: 03 9459 8111



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