

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

1 One Tree Hill, Donvale Vic 3111

Indicative selling price

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

Range between

\$2,200,000

&

\$2,300,000

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	7-9 Mcgowans Rd DONVALE 3111	\$2,200,000	12/12/2025
3	47 Larne Av DONVALE 3111	\$2,253,000	11/11/2025

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:

02/04/2026 15:43



 4  3  3

Property Type: Land
Land Size: 3986 sqm approx
Agent Comments

Indicative Selling Price
 \$2,200,000 - \$2,300,000
Median House Price
 December quarter 2025: \$1,781,500

Comparable Properties



12 Larne Av DONVALE 3111 (REI/VG)

[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



7-9 MCGOWANS RD DONVALE 3111 (REI)

[Agent Comments](#)

 6  4  4

Price: \$2,200,000
Method: Sold Before Auction
Date: 12/12/2025
Property Type: House (Res)
Land Size: 4052 sqm approx



47 Larne Av DONVALE 3111 (REI/VG)

[Agent Comments](#)

 4  2  4

Price: \$2,253,000
Method: Private Sale
Date: 11/11/2025
Property Type: House
Land Size: 4605 sqm approx

Account - Barry Plant | P: 03 9842 8888