

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

70a Roy Street, Donvale Vic 3111

Indicative selling price

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

Range between \$1,520,000 & \$1,580,000

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	1/11 Dianne St DONCASTER EAST 3109	\$1,450,000	17/12/2025
2	2 Florence Av DONVALE 3111	\$1,360,000	28/10/2025
3	70 Roy St DONVALE 3111	\$1,635,000	03/10/2025

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:

26/03/2026 11:14



 4
  3
  2

Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$1,520,000 - \$1,580,000

Median House Price

December quarter 2025: \$1,781,500

Comparable Properties



1/11 Dianne St DONCASTER EAST 3109 (REI/VG)

Agent Comments

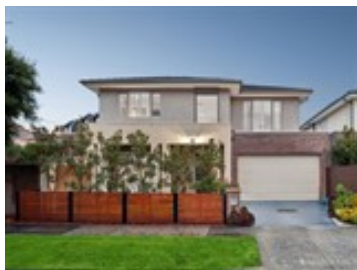
 4
  3
  2

Price: \$1,450,000

Method: Private Sale

Date: 17/12/2025

Property Type: House (Res)



2 Florence Av DONVALE 3111 (REI/VG)

Agent Comments

 4
  3
  2

Price: \$1,360,000

Method: Private Sale

Date: 28/10/2025

Property Type: House (Res)



70 Roy St DONVALE 3111 (REI/VG)

Agent Comments

 4
  3
  2

Price: \$1,635,000

Method: Private Sale

Date: 03/10/2025

Property Type: Townhouse (Res)

Land Size: 336 sqm approx

Account - Barry Plant | P: 03 9842 8888