

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

7 BERNARRA COURT DONVALE VIC 3111

Indicative selling price

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

Single Price

or range
between

\$2,550,000

&

\$2,800,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,535,000

Property type

House

Suburb

Donvale

Period-from

01 Feb 2025

to

31 Jan 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

2 ARNOLD DRIVE DONVALE VIC 3111	\$2,580,000	21-Jan-26
7-9 MCGOWANS ROAD DONVALE VIC 3111	\$2,200,000	12-Dec-25
6 DRUMMOND CLOSE DONVALE VIC 3111	\$2,800,000	03-Nov-25

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: 20 February 2026



2 ARNOLD DRIVE DONVALE VIC 3111

Sold Price ^{RS} **\$2,580,000** ^{UN} Sold Date **21-Jan-26**

5 4 2

Distance **0.4km**



7-9 MCGOWANS ROAD DONVALE VIC 3111

Sold Price **\$2,200,000** Sold Date **12-Dec-25**

6 4 4

Distance **3.56km**



6 DRUMMOND CLOSE DONVALE VIC 3111

Sold Price **\$2,800,000** Sold Date **03-Nov-25**

6 5 2

Distance **2.89km**

RS = Recent sale

UN = Undisclosed Sale

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