

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

75 Old Warrandyte Road, Donvale Vic 3111

Indicative selling price

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

Range between

\$1,350,000

&

\$1,450,000

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	16 Bicentennial Ct DONCASTER EAST 3109	\$1,380,000	08/11/2025
2	6 Larnoo Dr DONCASTER EAST 3109	\$1,438,000	04/10/2025
3	51 Hunt St DONVALE 3111	\$1,450,000	14/08/2025

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:

30/01/2026 14:00

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Property Type: House

Land Size: 975 sqm approx

[Agent Comments](#)

Indicative Selling Price

\$1,350,000 - \$1,450,000

Median House Price

December quarter 2025: \$1,781,500

Comparable Properties



16 Bicentennial Ct DONCASTER EAST 3109 (REI)



Price: \$1,380,000

Method: Auction Sale

Date: 08/11/2025

Property Type: House (Res)

Land Size: 785 sqm approx

[Agent Comments](#)



6 Larnoo Dr DONCASTER EAST 3109 (VG)



Price: \$1,438,000

Method: Sale

Date: 04/10/2025

Property Type: House (Res)

Land Size: 795 sqm approx

[Agent Comments](#)



51 Hunt St DONVALE 3111 (REI/VG)



Price: \$1,450,000

Method: Sold Before Auction

Date: 14/08/2025

Property Type: House (Res)

Land Size: 650 sqm approx

[Agent Comments](#)

[Account](#) - Jellis Craig | P: 03 8841 4888