

# 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

51 Valepark Drive, Donvale Vic 3111

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,300,000 & \$1,380,000

### Median sale price

Median price \$1,600,000 Property Type House Suburb Donvale

Period - From 01/01/2026 to 31/03/2026 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	5 Powers St DONVALE 3111	\$1,400,000	10/03/2026
2	75 Old Warrandyte Rd DONVALE 3111	\$1,420,000	14/02/2026
3	10 Harrington Pl DONCASTER EAST 3109	\$1,300,000	24/11/2025

**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:

17/04/2026 15:19

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**Indicative Selling Price**

\$1,300,000 - \$1,380,000

**Median House Price**

March quarter 2026: \$1,600,000



4 2 2

**Property Type:** House

Agent Comments

## Comparable Properties



**5 Powers St DONVALE 3111 (REI)**

Agent Comments

4 3 4

**Price:** \$1,400,000

**Method:** Private Sale

**Date:** 10/03/2026

**Property Type:** House (Res)

**Land Size:** 781 sqm approx



**75 Old Warrandyte Rd DONVALE 3111 (REI)**

Agent Comments

4 2 2

**Price:** \$1,420,000

**Method:** Auction Sale

**Date:** 14/02/2026

**Property Type:** House (Res)

**Land Size:** 975 sqm approx

**10 Harrington Pl DONCASTER EAST 3109 (VG)**

Agent Comments

4 - -

**Price:** \$1,300,000

**Method:** Sale

**Date:** 24/11/2025

**Property Type:** House (Res)

**Land Size:** 787 sqm approx

Account - Jellis Craig | P: 03 8841 4888