

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

3/43 Tunstall Road, Donvale Vic 3111

Indicative selling price

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

Range between \$650,000 & \$715,000

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	7/1 Eastway Av DONVALE 3111	\$745,000	23/01/2026
2	4/126 Mitcham Rd DONVALE 3111	\$675,000	12/12/2025
3	8/13 May St DONCASTER EAST 3109	\$688,888	23/10/2025

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:

08/04/2026 16:58



Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price
\$650,000 - \$715,000
Median House Price
March quarter 2026: \$1,600,000

Comparable Properties



7/1 Eastway Av DONVALE 3111 (REI/VG)

Agent Comments



Price: \$745,000
Method: Sold Before Auction
Date: 23/01/2026
Property Type: Townhouse (Res)



4/126 Mitcham Rd DONVALE 3111 (REI/VG)

Agent Comments



Price: \$675,000
Method: Private Sale
Date: 12/12/2025
Property Type: Townhouse (Res)



8/13 May St DONCASTER EAST 3109 (REI/VG)

Agent Comments



Price: \$688,888
Method: Private Sale
Date: 23/10/2025
Property Type: Townhouse (Single)

Account - Woodards | P: 03 9842 1188 | F: 03 9842 1799



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