

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

5 Powers Street, Donvale Vic 3111

Indicative selling price

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

Range between \$1,650,000

&

\$1,750,000

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	15 Crestmont Ct DONCASTER EAST 3109	\$1,650,000	15/11/2025
2	14 Baradine Tce DONVALE 3111	\$1,730,000	03/12/2025
3	364 Serpells Rd DONCASTER EAST 3109	\$1,735,000	06/09/2025

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:

27/01/2026 11:24

Anthony Pittas

8841 4888

0400 079 408

anthonypittas@jellisrcraig.com.au

Indicative Selling Price

\$1,650,000 - \$1,750,000

Median House Price

December quarter 2025: \$1,781,500



4 2 4

Property Type: House

Land Size: 781 sqm approx

Agent Comments

Comparable Properties



15 Crestmont Ct DONCASTER EAST 3109 (REI)

Agent Comments

6 3 2

Price: \$1,650,000

Method: Auction Sale

Date: 15/11/2025

Property Type: House (Res)

Land Size: 808 sqm approx



14 Baradine Tce DONVALE 3111 (REI/VG)

Agent Comments

5 2 2

Price: \$1,730,000

Method: Private Sale

Date: 03/12/2025

Property Type: House

Land Size: 732 sqm approx



364 Serpells Rd DONCASTER EAST 3109 (REI/VG)

Agent Comments

4 2 4

Price: \$1,735,000

Method: Auction Sale

Date: 06/09/2025

Property Type: House (Res)

Land Size: 782 sqm approx

Account - Jellis Craig | P: 03 8841 4888