

## 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](http://consumer.vic.gov.au/underquoting)

Range between \$1,650,000 & \$1,750,000

#### Median sale price

Median price	<span style="border: 1px solid black; padding: 2px;">\$1,781,500</span>	Property Type	<span style="border: 1px solid black; padding: 2px;">House</span>	Suburb	<span style="border: 1px solid black; padding: 2px;">Donvale</span>
Period - From	<span style="border: 1px solid black; padding: 2px;">01/10/2025</span>	to	<span style="border: 1px solid black; padding: 2px;">31/12/2025</span>	Source	<span style="border: 1px solid black; padding: 2px;">REIV</span>

#### 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

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**Indicative Selling Price**

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

**Median House Price**

December quarter 2025: \$1,781,500



2



4

**Property Type:** House

**Land Size:** 781 sqm approx

[Agent Comments](#)

## Comparable Properties



**15 Crestmont Ct DONCASTER EAST 3109 (REI)**



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3



2

[Agent Comments](#)

**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)**



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2



2

[Agent Comments](#)

**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)**



4



2



4

[Agent Comments](#)

**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