

## 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

110 McGowans Road, Donvale VIC 3111

#### Indicative selling price

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

Range between \$2,600,000 & \$2,800,000

#### 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	12 Larne Av DONVALE 3111	\$2,550,000	18/12/2025
2	6 Drummond Cl DONVALE 3111	\$2,800,000	22/11/2025
3	76-78 McGowans Rd DONVALE 3111	\$2,840,000	11/10/2025

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:

19/01/2026 09:44

Daniel Broadbent  
9870 6211  
0424 155 476

danielbroadbent@jelliscraig.com.au

**Indicative Selling Price**

\$2,600,000 - \$2,800,000

**Median House Price**

December quarter 2025: \$1,781,500



**Property Type:** House

**Land Size:** 12041 sqm approx

Agent Comments

## Comparable Properties



**12 Larne Av DONVALE 3111 (REI)**



Agent Comments

**Price:** \$2,550,000

**Method:** Private Sale

**Date:** 18/12/2025

**Property Type:** House (Res)

**Land Size:** 4137 sqm approx



**6 Drummond Ct DONVALE 3111 (REI)**



Agent Comments

**Price:** \$2,800,000

**Method:** Private Sale

**Date:** 22/11/2025

**Property Type:** House

**Land Size:** 4218 sqm approx



**76-78 McGowans Rd DONVALE 3111 (REI)**



Agent Comments

**Price:** \$2,840,000

**Method:** Private Sale

**Date:** 11/10/2025

**Property Type:** House (Res)

**Land Size:** 4069 sqm approx

Account - Jellis Craig | P: 03 9870 6211