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	12 Tandarook Crescent, Donvale Vic 3111

Indicative selling price

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

Range between $2,800,000 & $3,080,000

Median sale price

Median price $1,650,000 Property Type House Suburb Donvale

Period - From 20/03/2024 to 19/03/2025 Source Property Data

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	1 Selsdon Tce DONVALE 3111	$2,700,000	10/12/2024
2	44 Larne Av DONVALE 3111	$3,180,000	27/11/2024
3	40 Larne Av DONVALE 3111	$2,600,000	23/11/2024

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: 20/03/2025 17:47

McGrath



5 3 2

Property Type: House
Land Size: 4058 sqm approx

Agent Comments

Indicative Selling Price
$2,800,000 - $3,080,000
Median House Price
20/03/2024 - 19/03/2025: $1,650,000

Comparable Properties



1 Selsdon Tce DONVALE 3111 (REI/VG)

5 3 3

Price: $2,700,000
Method: Private Sale
Date: 10/12/2024
Property Type: House
Land Size: 4000 sqm approx

Agent Comments



44 Larne Av DONVALE 3111 (REI/VG)

5 4 3

Price: $3,180,000
Method: Private Sale
Date: 27/11/2024
Property Type: House (Res)
Land Size: 4966 sqm approx

Agent Comments



40 Larne Av DONVALE 3111 (REI/VG)

5 5 4

Price: $2,600,000
Method: Private Sale
Date: 23/11/2024
Property Type: House (Res)
Land Size: 4145 sqm approx

Agent Comments

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802

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