Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sale

Address Including suburb or locality and postcode	31 – 33 Gray Street, Donald 3480

Indicative selling price

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

Single price	$346,000.00				

Median sale price

Median price	$280,000.00	Property type	*House*	Suburb	Donald		
Period - From	Nov 24	to	Oct 25	Source	Realestate.com		

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 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 11 Mill Street, Donald 3480	$375,000.00	11/9/25
2 22 Corack Street, Donald 3480	$380,000.00	13/09/25
3 23 McCracken Avenue, Donald 3480	$320,000.00	12/09/25

This Statement of Information was prepared on: 14/11/25