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	70 Roy Street, Donvale Vic 3111

Indicative selling price

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

Range between $1,620,000 & $1,670,000

Median sale price

Median price $960,000 Property Type Townhouse Suburb Donvale

Period - From 12/09/2024 to 11/09/2025 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	1/2 Boronia Gr DONCASTER EAST 3109	$1,340,000	06/09/2025
2	30 Argyle St DONVALE 3111	$1,675,000	04/09/2025
3	81 Roy St DONVALE 3111	$1,660,000	20/06/2025

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: 12/09/2025 13:26

70 Roy Street, Donvale Vic 3111

BARRYPLANT



4 3 2

Property Type: Townhouse
Land Size: 336 sqm approx

Agent Comments

Indicative Selling Price
$1,620,000 - $1,670,000
Median Townhouse Price
12/09/2024 - 11/09/2025: $960,000

Comparable Properties



1/2 Boronia Gr DONCASTER EAST 3109 (REI)

4 3 2

Price: $1,340,000
Method: Auction Sale
Date: 06/09/2025
Property Type: Townhouse (Res)
Land Size: 258 sqm approx

Agent Comments



30 Argyle St DONVALE 3111 (REI)

4 3 2

Price: $1,675,000
Method: Private Sale
Date: 04/09/2025
Property Type: Townhouse (Single)
Land Size: 414 sqm approx

Agent Comments



81 Roy St DONVALE 3111 (REI)

4 3 2

Price: $1,660,000
Method: Sold Before Auction
Date: 20/06/2025
Property Type: Townhouse (Res)

Agent Comments

Account - Barry Plant | P: 03 9842 8888

REIV THE DIFFERENCE

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