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	6 Bayles Court, Donvale Vic 3111

Indicative selling price

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

Range between $1,800,000 & $1,900,000

Median sale price

Median price $1,718,000 Property Type House Suburb Donvale

Period - From 01/07/2025 to 30/09/2025 Source REIV

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	13 Standring Cl DONVALE 3111	$1,830,000	23/08/2025
2	5 Ellerton Ct DONVALE 3111	$1,851,000	04/10/2025
3	66 Valepark Dr DONVALE 3111	$1,871,500	25/10/2025

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: 22/12/2025 12:08

6 Bayles Court, Donvale Vic 3111

JellisCraig

Dallas Taylor
8841 4808
0408 217 778
dallastaylor@jelliscraig.com.au



5 3 3

Property Type: House
Land Size: 738 sqm approx

Agent Comments

Indicative Selling Price
$1,800,000 - $1,900,000
Median House Price
September quarter 2025: $1,718,000

Comparable Properties



13 Standring Cl DONVALE 3111 (REI/VG)

5 2 2

Price: $1,830,000
Method: Auction Sale
Date: 23/08/2025
Property Type: House (Res)
Land Size: 786 sqm approx

Agent Comments



5 Ellerton Ct DONVALE 3111 (REI/VG)

5 3 2

Price: $1,851,000
Method: Auction Sale
Date: 04/10/2025
Property Type: House (Res)
Land Size: 815 sqm approx

Agent Comments



66 Valepark Dr DONVALE 3111 (REI)

4 2 2

Price: $1,871,500
Method: Auction Sale
Date: 25/10/2025
Property Type: House (Res)
Land Size: 576 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 8841 4888

REIV THE DIFFERENCE | propertydata.com.au

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