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	2/25 Wooddale Grove, Donvale Vic 3111

Indicative selling price

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

Range between $650,000 & $690,000

Median sale price

Median price $932,500 Property Type Unit Suburb Donvale

Period - From 01/10/2025 to 31/12/2025 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	4/122 Mitcham Rd DONVALE 3111	$637,599	03/02/2026
2	5/1-3 Crest Gr NUNAWADING 3131	$675,000	25/12/2025
3	7/25 Wooddale Gr DONVALE 3111	$738,000	05/12/2025

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: 16/02/2026 10:31

2/25 Wooddale Grove, Donvale Vic 3111

JellisCraig

Thi Nguyen
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2 1 1

Rooms: 3
Property Type: Unit
Land Size: 176 sqm approx

Agent Comments

Indicative Selling Price
$650,000 - $690,000
Median Unit Price
December quarter 2025: $932,500

Comparable Properties



4/122 Mitcham Rd DONVALE 3111 (REI)

2 2 1

Price: $637,599
Method: Private Sale
Date: 03/02/2026
Property Type: Apartment

Agent Comments



5/1-3 Crest Gr NUNAWADING 3131 (REI)

2 1 2

Price: $675,000
Method: Private Sale
Date: 25/12/2025
Property Type: Unit

Agent Comments



7/25 Wooddale Gr DONVALE 3111 (REI/VG)

2 1 3

Price: $738,000
Method: Sold Before Auction
Date: 05/12/2025
Property Type: Unit
Land Size: 214 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 8841 4888

REIV THE DIFFERENCE

propertydata .com.au

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