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	56 Lisbeth Avenue, Donvale Vic 3111

Indicative selling price

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

Single price $1,085,000

Median sale price

Median price $1,781,500 Property Type House 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	16 Deep Creek Rd MITCHAM 3132	$1,040,000	06/02/2026
2	8 Worrell St NUNAWADING 3131	$1,088,000	11/12/2025
3			

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: 02/03/2026 12:47

56 Lisbeth Avenue, Donvale Vic 3111

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3 1 2

Property Type: House
Land Size: 809 sqm approx

Agent Comments

Indicative Selling Price
$1,085,000
Median House Price
December quarter 2025: $1,781,500

Comparable Properties



16 Deep Creek Rd MITCHAM 3132 (REI)

3 1 1

Price: $1,040,000
Method: Private Sale
Date: 06/02/2026
Property Type: House
Land Size: 626 sqm approx

Agent Comments



8 Worrell St NUNAWADING 3131 (REI/VG)

3 1 2

Price: $1,088,000
Method: Private Sale
Date: 11/12/2025
Property Type: House (Res)
Land Size: 783 sqm approx

Agent Comments

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.

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