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	1/22 HUNT STREET DONVALE VIC 3111

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$900,000	&	$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$845,400	Property type	Unit	Suburb	Donvale
Period-from	01 Feb 2025	to	31 Jan 2026	Source	Cotality

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 6 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
1/44 FRANKLIN ROAD DONCASTER EAST VIC 3109	$960,000	12-May-25
1/25 FRANKLIN ROAD DONCASTER EAST VIC 3109	$950,000	21-Mar-25
1/16 FLORENCE AVENUE DONVALE VIC 3111	$980,000	17-Oct-25

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 6 months.~~

This Statement of Information was prepared on: 05 February 2026

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1/44 FRANKLIN ROAD DONCASTER EAST VIC 3109

3 1 2

Sold Price **$960,000** Sold Date **12-May-25**

Distance **1.6km**



1/25 FRANKLIN ROAD DONCASTER EAST VIC 3109

3 1 1

Sold Price **$950,000** Sold Date **21-Mar-25**

Distance **1.76km**



1/16 FLORENCE AVENUE DONVALE VIC 3111

3 1 1

Sold Price **$980,000** Sold Date **17-Oct-25**

Distance **1.96km**

RS = Recent sale **UN** = Undisclosed Sale

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