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 Pictor Court, Donvale Vic 3111

Indicative selling price

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

Range between $1,050,000 & $1,150,000

Median sale price

Median price $1,628,000 Property Type House Suburb Donvale

Period - From 01/01/2025 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 Jessie St BLACKBURN NORTH 3130	$1,150,000	18/10/2025
2	9 Vasey Gr DONVALE 3111	$1,180,000	10/10/2025
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 11:53

2 Pictor Court, Donvale Vic 3111

JellisCraig

Kristy Djordevic
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3 2 2

Property Type: House
Land Size: 653 sqm approx

Agent Comments

Indicative Selling Price
$1,050,000 - $1,150,000
Median House Price
Year ending December 2025: $1,628,000

Comparable Properties



16 Jessie St BLACKBURN NORTH 3130 (REI/VG)

3 1 2

Price: $1,150,000
Method: Auction Sale
Date: 18/10/2025
Property Type: House (Res)
Land Size: 588 sqm approx

Agent Comments



9 Vasey Gr DONVALE 3111 (REI/VG)

3 1 4

Price: $1,180,000
Method: Sold Before Auction
Date: 10/10/2025
Property Type: House (Res)
Land Size: 725 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.

REIV THE DIFFERENCE

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