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	25/30-34 Old Warrandyte Road, Donvale Vic 3111

Indicative selling price

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

Range between $730,000 & $780,000

Median sale price

Median price $859,150 Property Type Unit 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	1/66 Blackburn Rd DONCASTER EAST 3109	$780,000	05/11/2025
2	2/30 Paula Cr DONCASTER EAST 3109	$780,000	21/10/2025
3	2/112 Tunstall Rd DONVALE 3111	$795,000	21/10/2025

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: 17/03/2026 15:01

25/30-34 Old Warrandyte Road, Donvale Vic 3111

JellisCraig

Kristy Djordevic
8841 4888
0467 884 530
kristydjordevic@jelliscraig.com.au



2 1 1

Property Type: Unit
Land Size: 244 sqm approx

Agent Comments

Indicative Selling Price
$730,000 - $780,000
Median Unit Price
Year ending December 2025: $859,150

Comparable Properties

1/66 Blackburn Rd DONCASTER EAST 3109 (REI/VG)

2 1 1

Price: $780,000
Method: Private Sale
Date: 05/11/2025
Property Type: Unit

Agent Comments



2/30 Paula Cr DONCASTER EAST 3109 (REI/VG)

2 1 1

Price: $780,000
Method: Private Sale
Date: 21/10/2025
Property Type: Unit

Agent Comments



2/112 Tunstall Rd DONVALE 3111 (REI/VG)

2 1 1

Price: $795,000
Method: Private Sale
Date: 21/10/2025
Property Type: Unit
Land Size: 221 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 8841 4888

REIV THE DIFFERENCE

propertydata.com.au

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