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	10A Hamal Street, Donvale Vic 3111

Indicative selling price

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

Range between $1,750,000 & $1,850,000

Median sale price

Median price $1,680,000 Property Type House Suburb Donvale

Period - From 01/04/2025 to 31/03/2026 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	3A Ireland Av DONCASTER EAST 3109	$1,820,000	31/01/2026
2			
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: 13/05/2026 12:11

10A Hamal Street, Donvale Vic 3111

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4 3 2

Property Type: House

Agent Comments

Indicative Selling Price
$1,750,000 - $1,850,000
Median House Price
Year ending March 2026: $1,680,000

Comparable Properties



3A Ireland Av DONCASTER EAST 3109 (REI/VG)

4 3 2

Price: $1,820,000
Method: Auction Sale
Date: 31/01/2026
Property Type: House (Res)
Land Size: 427 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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