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: 3 Era Court, Donvale Vic 3111

Indicative selling price

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

Range between $1,700,000 & $1,800,000

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	14 Baradine Tce DONVALE 3111	$1,730,000	03/12/2025
2	12 Springwood Cl DONVALE 3111	$1,755,000	22/11/2025
3	43-45 Deep Creek Dr DONCASTER EAST 3109	$1,800,000	17/04/2026

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: 29/04/2026 15:40

3 Era Court, Donvale Vic 3111

JellisCraig

Matthew Dunn
9870 6211
0401 817 298
matthewdunn@jelliscraig.com.au

Indicative Selling Price
$1,700,000 - $1,800,000
Median House Price
Year ending March 2026: $1,680,000



6 2 2

Property Type: House
Land Size: 1150 sqm approx

Agent Comments

Comparable Properties



14 Baradine Tce DONVALE 3111 (REI/VG)

5 2 2

Price: $1,730,000
Method: Private Sale
Date: 03/12/2025
Property Type: House
Land Size: 732 sqm approx

Agent Comments



12 Springwood Cl DONVALE 3111 (REI/VG)

4 2 2

Price: $1,755,000
Method: Auction Sale
Date: 22/11/2025
Property Type: House (Res)
Land Size: 956 sqm approx

Agent Comments



43-45 Deep Creek Dr DONCASTER EAST 3109 (REI)

4 2 5

Price: $1,800,000
Method: Private Sale
Date: 17/04/2026
Property Type: House (Res)
Land Size: 1590 sqm approx

Agent Comments

REIV THE DIFFERENCE

propertydata .com.au

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