HudsonBond
9840 7700
sales@hudsonbond.com.au

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	202/22 Wembley Gardens, Donvale

Indicative selling price

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

Single price	$770,000

Median sale price

Median price	$750,000	Property type	*Unit*	Suburb	Donvale
Period - From	Jan 2026	to	March 2026	Source	REIV

Comparable property sales (*Delete A or B below as applicable)

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.

Address of comparable property	Price	Date of sale
1. 204/37 Churchill Street, Doncaster East	$870,000	26/11/2025

This Statement of Information was prepared on: 9/07/2026

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Comparable properties



$870,000

204/37 Churchill Street, Doncaster East, Victoria

DATE: 26/11/2025

PROPERTY TYPE: APARTMENT

2 2

2 sqm

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SOLD Average of only 21 days on market

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