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	1/18 Sonia Street, Donvale Vic 3111

Indicative selling price

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

Range between $850,000 & $920,000

Median sale price

Median price $980,000 Property Type Unit Suburb Donvale

Period - From 01/01/2023 to 31/12/2023 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	1/46 Franklin Rd DONCASTER EAST 3109	$975,000	17/02/2024
2	2/48 Talford St DONCASTER EAST 3109	$920,000	23/09/2023
3	2/8 Glenview Rd DONCASTER EAST 3109	$890,000	16/03/2024

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: 18/03/2024 11:58

1/18 Sonia Street, Donvale Vic 3111

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3 1 1

Property Type: Unit
Land Size: 309 sqm approx

Agent Comments

Indicative Selling Price
$850,000 - $920,000
Median Unit Price
Year ending December 2023: $980,000

Comparable Properties



1/46 Franklin Rd DONCASTER EAST 3109 (REI)

3 1 1

Price: $975,000
Method: Auction Sale
Date: 17/02/2024
Property Type: Unit
Land Size: 210 sqm approx

Agent Comments



2/48 Talford St DONCASTER EAST 3109 (REI/VG)

3 1 1

Price: $920,000
Method: Auction Sale
Date: 23/09/2023
Property Type: Unit

Agent Comments



2/8 Glenview Rd DONCASTER EAST 3109 (REI)

3 1 2

Price: $890,000
Method: Auction Sale
Date: 16/03/2024
Property Type: House (Res)
Land Size: 306 sqm approx

Agent Comments

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