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	4/6-8 Lisbeth Avenue, Donvale Vic 3111

Indicative selling price

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

Range between $790,000 & $860,000

Median sale price

Median price $1,002,000 Property Type Unit Suburb Donvale

Period - From 01/07/2023 to 30/06/2024 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	1/15 Kauri Ct MITCHAM 3132	$821,800	12/03/2024
2	3/20 Mcghee Av MITCHAM 3132	$870,000	04/06/2024
3	2/38 Worrell St NUNAWADING 3131	$905,000	09/05/2024

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: 21/08/2024 12:53

4/6-8 Lisbeth Avenue, Donvale Vic 3111

Dallas Taylor
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3 1 2

Property Type: Unit
Land Size: 254 sqm approx

Agent Comments

Indicative Selling Price
$790,000 - $860,000
Median Unit Price
Year ending June 2024: $1,002,000

Comparable Properties



1/15 Kauri Ct MITCHAM 3132 (REI/VG)

3 2 1

Price: $821,800
Method: Private Sale
Date: 12/03/2024
Property Type: Unit

Agent Comments



3/20 Mcghee Av MITCHAM 3132 (REI)

3 1 2

Price: $870,000
Method: Private Sale
Date: 04/06/2024
Property Type: Unit

Agent Comments



2/38 Worrell St NUNAWADING 3131 (REI/VG)

3 1 2

Price: $905,000
Method: Sold Before Auction
Date: 09/05/2024
Property Type: Unit
Land Size: 290 sqm approx

Agent Comments

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