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	26 Oregon Drive, Donvale Vic 3111

Indicative selling price

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

Single price: $1,439,000

Median sale price

Median price: $1,250,000 | Property Type: Vacant land | Suburb: Donvale

Period - From: 02/09/2023 to: 01/09/2024 | 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	13 Hamal St DONVALE 3111	$1,455,000	10/07/2024
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: 02/09/2024 12:10

26 Oregon Drive, Donvale Vic 3111

Dallas Taylor
8841 4808
0408 217 778
dallastaylor@jelliscraig.com.au



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Property Type: Land
Land Size: 654 sqm approx

Agent Comments

Indicative Selling Price
$1,439,000
Median Land Price
02/09/2023 - 01/09/2024: $1,250,000

Comparable Properties



13 Hamal St DONVALE 3111 (REI/VG)

3 1 2

Price: $1,455,000
Method: Sold Before Auction
Date: 10/07/2024
Property Type: House (Res)
Land Size: 654 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.

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