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 Ellerton Court, Donvale Vic 3111

Indicative selling price

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

Range between $1,480,000 & $1,580,000

Median sale price

Median price $1,625,000 Property Type House Suburb Donvale

Period - From 01/10/2024 to 31/12/2024 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	3 Eva Ct DONVALE 3111	$1,530,000	01/03/2025
2	11 Centaur Gr DONCASTER EAST 3109	$1,615,000	16/11/2024
3	3 Carisbrook Ct DONCASTER EAST 3109	$1,580,000	25/07/2024

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: 11/03/2025 17:04

3 Ellerton Court, Donvale Vic 3111



4 2 2

Property Type: House
Land Size: 711 sqm approx

Indicative Selling Price
$1,480,000 - $1,580,000
Median House Price
December quarter 2024: $1,625,000

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.

Comparable Properties



3 Eva Ct DONVALE 3111 (REI)

4 2 2

Price: $1,530,000
Method: Auction Sale
Date: 01/03/2025
Property Type: House (Res)
Land Size: 790 sqm approx

Agent Comments



11 Centaur Gr DONCASTER EAST 3109 (REI/VG)

4 2 2

Price: $1,615,000
Method: Auction Sale
Date: 16/11/2024
Property Type: House (Res)
Land Size: 650 sqm approx

Agent Comments



3 Carisbrook Ct DONCASTER EAST 3109 (REI/VG)

4 2 2

Price: $1,580,000
Method: Sold Before Auction
Date: 25/07/2024
Property Type: House (Res)
Land Size: 724 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9842 8888

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