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	9 Niagara Road, Donvale Vic 3111

Indicative selling price

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

Range between $1,400,000 & $1,500,000

Median sale price

Median price $1,530,000 Property Type House Suburb Donvale

Period - From 01/01/2025 to 31/03/2025 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	43 Chippewa Av DONVALE 3111	$1,460,000	18/03/2025
2	13 Alpha Ct MITCHAM 3132	$1,366,000	15/02/2025
3	29 Beckett Rd DONVALE 3111	$1,510,000	15/11/2024

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: 17/04/2025 18:05

9 Niagara Road, Donvale Vic 3111

Miranda Bailey
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4 3 2

Property Type: House
Land Size: 1969 sqm approx

Agent Comments

Indicative Selling Price
$1,400,000 - $1,500,000
Median House Price
March quarter 2025: $1,530,000

Comparable Properties



43 Chippewa Av DONVALE 3111 (REI)

4 2 3

Price: $1,460,000
Method: Sold Before Auction
Date: 18/03/2025
Property Type: House (Res)
Land Size: 1060 sqm approx

Agent Comments



13 Alpha Ct MITCHAM 3132 (REI/VG)

3 2 2

Price: $1,366,000
Method: Auction Sale
Date: 15/02/2025
Property Type: House (Res)
Land Size: 805 sqm approx

Agent Comments



29 Beckett Rd DONVALE 3111 (REI/VG)

4 2 4

Price: $1,510,000
Method: Private Sale
Date: 15/11/2024
Property Type: House (Res)
Land Size: 4064 sqm approx

Agent Comments

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