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	19 Murndal Drive, Donvale Vic 3111

Indicative selling price

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

Range between $2,800,000 & $3,080,000

Median sale price

Median price $1,590,000 Property Type House Suburb Donvale

Period - From 01/10/2024 to 30/09/2025 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	76-78 Mcgowans Rd DONVALE 3111	$2,840,000	22/10/2025
2	251-253 Springvale Rd DONVALE 3111	$2,950,000	12/09/2025
3	11 Berrima Rd DONVALE 3111	$3,040,000	13/08/2025

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: 27/10/2025 16:31

19 Murndal Drive, Donvale Vic 3111

Traci Stella
0407 533 281
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4 2 2

Property Type: House
Land Size: 4586 sqm approx

Agent Comments

Indicative Selling Price
$2,800,000 - $3,080,000
Median House Price
Year ending September 2025: $1,590,000

Comparable Properties



76-78 Mcgowans Rd DONVALE 3111 (REI)

4 2 3

Price: $2,840,000
Method: Private Sale
Date: 22/10/2025
Property Type: House
Land Size: 4069 sqm approx

Agent Comments



251-253 Springvale Rd DONVALE 3111 (REI)

6 3 6

Price: $2,950,000
Method: Private Sale
Date: 12/09/2025
Property Type: House
Land Size: 7961 sqm approx

Agent Comments



11 Berrima Rd DONVALE 3111 (REI)

5 2 2

Price: $3,040,000
Method: Private Sale
Date: 13/08/2025
Property Type: House
Land Size: 4001 sqm approx

Agent Comments

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