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	4/8 Old Warrandyte Road, Donvale Vic 3111

Indicative selling price

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

Range between $1,250,000 & $1,350,000

Median sale price

Median price $842,500 Property Type Unit Suburb Donvale

Period - From 01/07/2024 to 30/06/2025 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	1/4 Worrell St NUNAWADING 3131	$1,210,500	06/09/2025
2	2a Turnstone St DONCASTER EAST 3109	$1,317,000	05/07/2025
3	3/70 Russell Cr DONCASTER EAST 3109	$1,265,000	29/03/2025

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: 09/09/2025 15:56

4/8 Old Warrandyte Road, Donvale Vic 3111

JellisCraig

Grant Lynch
9908 5700
0408110 011
grantlynch@jelliscraig.com.au

Indicative Selling Price
$1,250,000 - $1,350,000
Median Unit Price
Year ending June 2025: $842,500



3 2 2

Property Type: Townhouse (Single)

Agent Comments

Comparable Properties



1/4 Worrell St NUNAWADING 3131 (REI)

3 2 2

Price: $1,210,500
Method: Auction Sale
Date: 06/09/2025
Property Type: Townhouse (Res)
Land Size: 261 sqm approx

Agent Comments



2a Turnstone St DONCASTER EAST 3109 (REI/VG)

3 2 2

Price: $1,317,000
Method: Auction Sale
Date: 05/07/2025
Property Type: Townhouse (Res)
Land Size: 282 sqm approx

Agent Comments



3/70 Russell Cr DONCASTER EAST 3109 (VG)

4 - -

Price: $1,265,000
Method: Sale
Date: 29/03/2025
Property Type: Flat/Unit/Apartment (Res)

Agent Comments

Account - Jellis Craig | P: (03) 9908 5700

REIV THE DIFFERENCE

propertydata .com.au

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