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 Vasey Grove, Donvale Vic 3111

Indicative selling price

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

Range between $1,050,000 & $1,150,000

Median sale price

Median price $1,593,000 Property Type House 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	26 Cobham Rd MITCHAM 3132	$1,100,000	24/05/2025
2	11 Wattle Valley Rd MITCHAM 3132	$1,150,000	20/09/2025
3	1 Adelyn Av DONVALE 3111	$1,165,000	08/05/2025

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: 29/09/2025 09:35

9 Vasey Grove, Donvale Vic 3111

JellisCraig

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

Indicative Selling Price
$1,050,000 - $1,150,000
Median House Price
Year ending June 2025: $1,593,000



3 1 2

Property Type: House
Land Size: 725 sqm approx

Agent Comments

Comparable Properties



26 Cobham Rd MITCHAM 3132 (REI)

3 2 2

Price: $1,100,000
Method: Auction Sale
Date: 24/05/2025
Property Type: House
Land Size: 534 sqm approx

Agent Comments



11 Wattle Valley Rd MITCHAM 3132 (REI)

3 1 2

Price: $1,150,000
Method: Auction Sale
Date: 20/09/2025
Property Type: House (Res)
Land Size: 586 sqm approx

Agent Comments



1 Adelyn Av DONVALE 3111 (REI/VG)

4 2 2

Price: $1,165,000
Method: Private Sale
Date: 08/05/2025
Property Type: House (Res)
Land Size: 646 sqm approx

Agent Comments

REIV THE DIFFERENCE | propertydata.com.au

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