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	1 Miramar Court, 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 $1,642,000 Property Type House Suburb Donvale

Period - From 01/04/2024 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	9 Eva Ct DONVALE 3111	$1,405,000	24/04/2025
2	7 Springwood Cl DONVALE 3111	$1,500,000	22/03/2025
3	3 Eva Ct DONVALE 3111	$1,530,000	01/03/2025

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: 05/05/2025 12:52

1 Miramar Court, Donvale Vic 3111

Frank Perri
8841 4888
0414 680 483
frankperri@jelliscraig.com.au



4 2 2

Property Type: House
Land Size: 778 sqm approx

Agent Comments

Indicative Selling Price
$1,400,000 - $1,500,000
Median House Price
Year ending March 2025: $1,642,000

Comparable Properties



9 Eva Ct DONVALE 3111 (REI)

4 2 2

Price: $1,405,000
Method: Sold Before Auction
Date: 24/04/2025
Property Type: House (Res)
Land Size: 790 sqm approx

Agent Comments



7 Springwood Cl DONVALE 3111 (REI)

4 2 2

Price: $1,500,000
Method: Auction Sale
Date: 22/03/2025
Property Type: House (Res)
Land Size: 818 sqm approx

Agent Comments



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

Account - Jellis Craig | P: 03 8841 4888

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