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	24-26 GARDEN ROAD DONVALE VIC 3111

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$1,800,000	&	$1,980,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,521,000	Property type	House	Suburb	Donvale
Period-from	01 Oct 2024	to	30 Sep 2025	Source	Cotality

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 6 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
44 PINE RIDGE DONVALE VIC 3111	$2,120,000	13-Sep-25

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 6 months.

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44 PINE RIDGE DONVALE VIC 3111 Sold Price RS **$2,120,000** UN Sold Date **13-Sep-25**

5 2 3 Distance **0.83km**

RS = Recent sale UN = Undisclosed Sale

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