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	12 Monterey Crescent, Donvale Vic 3111

Indicative selling price

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

Range between $1,520,000 & $1,650,000

Median sale price

Median price $1,718,000 Property Type House Suburb Donvale

Period - From 01/07/2025 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	3 Oregon Dr DONVALE 3111	$1,535,000	04/10/2025
2	4 Hamal St DONVALE 3111	$1,718,000	20/09/2025
3	12 Snow Gum Rd DONCASTER EAST 3109	$1,514,000	31/05/2025

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: 05/11/2025 12:55

12 Monterey Crescent, Donvale Vic 3111



4 2 2

Property Type: House
Land Size: 645 sqm approx

Agent Comments

Indicative Selling Price
$1,520,000 - $1,650,000
Median House Price
September quarter 2025: $1,718,000

Comparable Properties



3 Oregon Dr DONVALE 3111 (REI)

4 2 3

Price: $1,535,000
Method: Auction Sale
Date: 04/10/2025
Property Type: House (Res)
Land Size: 654 sqm approx

Agent Comments



4 Hamal St DONVALE 3111 (REI)

4 2 2

Price: $1,718,000
Method: Auction Sale
Date: 20/09/2025
Property Type: House (Res)
Land Size: 600 sqm approx

Agent Comments



12 Snow Gum Rd DONCASTER EAST 3109 (REI/VG)

4 2 2

Price: $1,514,000
Method: Auction Sale
Date: 31/05/2025
Property Type: House (Res)
Land Size: 763 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9842 8888

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