

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

5 Linford Close, Donvale Vic 3111

Indicative selling price

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

Range between \$2,300,000

&

\$2,450,000

Median sale price

Median price \$1,540,000

Property Type House

Suburb Donvale

Period - From 01/04/2025

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 Dalkeith Ct DONCASTER EAST 3109	\$2,350,000	07/06/2025
2	1 Refuge Ct DONCASTER EAST 3109	\$2,300,000	07/05/2025
3	34-36 Forest Ct TEMPLESTOWE 3106	\$2,400,000	12/04/2025

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:

08/07/2025 13:05

Jodi Longmore-Scott

03 9842 1188

0408 126 215

jlongmorescott@woodards.com.au

Indicative Selling Price

\$2,300,000 - \$2,450,000

Median House Price

June quarter 2025: \$1,540,000



5 5 2

Property Type: House

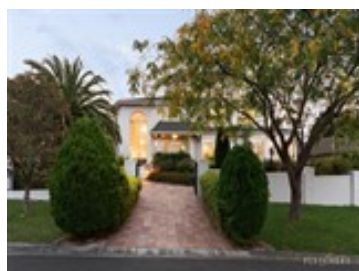
Agent Comments

Comparable Properties

**1 Dalkeith Ct DONCASTER EAST 3109 (REI)**

Agent Comments

5 2 2

Price: \$2,350,000**Method:** Auction Sale**Date:** 07/06/2025**Property Type:** House (Res)**Land Size:** 770 sqm approx**1 Refuge Ct DONCASTER EAST 3109 (REI)**

Agent Comments

5 4 3

Price: \$2,300,000**Method:** Sold Before Auction**Date:** 07/05/2025**Property Type:** House (Res)**Land Size:** 789 sqm approx**34-36 Forest Ct TEMPLESTOWE 3106 (REI)**

Agent Comments

5 3 3

Price: \$2,400,000**Method:** Private Sale**Date:** 12/04/2025**Property Type:** House**Land Size:** 2195 sqm approx