

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 Cabena Street, Donvale Vic 3111

Indicative selling price

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

Range between \$2,700,000

&

\$2,900,000

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	7 Oregon Dr DONVALE 3111	\$2,760,000	05/04/2025
2	14 Linden St BLACKBURN 3130	\$2,800,000	09/05/2025
3			

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:

17/07/2025 09:41

12 Cabena Street, Donvale Vic 3111

**Jellis
Craig**

Kristy Djordevic

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Indicative Selling Price

\$2,700,000 - \$2,900,000

Median House Price

Year ending June 2025: \$1,593,000



 4  3  3

Property Type: House

Land Size: 693 sqm approx

Agent Comments

Comparable Properties



7 Oregon Dr DONVALE 3111 (REI/VG)

Agent Comments

 5  3  2

Price: \$2,760,000

Method: Auction Sale

Date: 05/04/2025

Property Type: House (Res)

Land Size: 650 sqm approx



14 Linden St BLACKBURN 3130 (REI/VG)

Agent Comments

 5  3  3

Price: \$2,800,000

Method: Private Sale

Date: 09/05/2025

Property Type: House (Res)

Land Size: 696 sqm approx

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.

Account - Jellis Craig | P: 03 8841 4888



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