

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

51 Hunt Street, Donvale Vic 3111

Indicative selling price

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

Range between \$1,350,000

&

\$1,450,000

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	35 Hunt St DONVALE 3111	\$1,557,000	05/07/2025
2	18 Crofton Tce DONCASTER EAST 3109	\$1,350,000	22/06/2025
3	9 Eva Ct DONVALE 3111	\$1,405,000	24/04/2025

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:

23/07/2025 16:04



4 2 4

Property Type: House
Land Size: 650 sqm approx
Agent Comments

Indicative Selling Price
\$1,350,000 - \$1,450,000

Median House Price
June quarter 2025: \$1,540,000

Comparable Properties



35 Hunt St DONVALE 3111 (REI)

Agent Comments

4 2 2

Price: \$1,557,000
Method: Auction Sale
Date: 05/07/2025
Property Type: House (Res)
Land Size: 650 sqm approx



18 Crofton Tce DONCASTER EAST 3109 (REI)

Agent Comments

4 2 2

Price: \$1,350,000
Method: Sold After Auction
Date: 22/06/2025
Property Type: House (Res)
Land Size: 793 sqm approx



9 Eva Ct DONVALE 3111 (REI/VG)

Agent Comments

4 2 2

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