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	51 Hunt Street, Donvale Vic 3111
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,350,000 & \$1,450,000	Range between	\$1,350,000	&	\$1,450,000
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Median sale price

Median price	\$1,540,000	Pro	perty 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

Add	dress 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 comparableproperties 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



JellisCraig

Nicole Qiu 8841 4888 0422 419 357 nicoleqiu@jelliscraig.com.au

Indicative Selling Price \$1,350,000 - \$1,450,000 Median House Price June quarter 2025: \$1,540,000





Property Type: House **Land Size:** 650 sqm approx

Agent Comments

Comparable Properties



35 Hunt St DONVALE 3111 (REI)

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Price: \$1,557,000 **Method:** Auction Sale **Date:** 05/07/2025

Property Type: House (Res) Land Size: 650 sqm approx

Agent Comments



18 Crofton Tce DONCASTER EAST 3109 (REI)

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Agent Comments

Agent Comments

Price: \$1,350,000 Method: Sold Afte

Method: Sold After Auction

Date: 22/06/2025

Property Type: House (Res) **Land Size:** 793 sqm approx

9 Eva Ct DONVALE 3111 (REI/VG)

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2

Price: \$1,405,000

Method: Sold Before Auction

Date: 24/04/2025

Property Type: House (Res) **Land Size:** 790 sqm approx

Account - Jellis Craig | P: 03 8841 4888





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