

Statement of Information

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale. The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the Estate Agents Act 1980. The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a single residential property located in the Melbourne metropolitan area is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount. This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale. It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/land/channel/content/address Search before being entered in this Statement of Information

Property offered for sale	
	Stand Alone home with 4 beds 3.5 baths secure parking

Indicative Selling Price Range	\$585,000,000 to \$ 595,000
For the meaning of this price see consumer.vic.gov.au/underquoting .	\$590,000

Comparable property sales Donnybrook homes this level are hard to find . The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within one kilometers of the property for sale in the last six months. Have attached current properties for sale as well for comparison The home offered is far superior than the ones sold

Address of comparable property

14 Floret Lane, Donnybrook, Vic 3064 sold for \$592,000 Sept 2026
26 Eastrow Avenue, Donnybrook, Vic 3064 Sold for \$745,000 August 2026

was Prepared / Updated on: 16th Sept 2026