

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

9 LEAGUE ROAD DONNYBROOK VIC 3064

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$710,000

&

\$745,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Donnybrook

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Cotality

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 6 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

8 LEAGUE ROAD DONNYBROOK VIC 3064

\$732,000

23-Jan-25

581 CAMERON STREET DONNYBROOK VIC 3064

\$750,000

02-Jul-24

26 WILLOWMEAD BOULEVARD DONNYBROOK VIC 3064

\$722,000

25-Mar-25

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 6 months.

This Statement of Information was prepared on: 24 July 2025


**8 LEAGUE ROAD DONNYBROOK
VIC 3064**

 4
  2
  2

Sold Price

\$732,000

Sold Date

23-Jan-25

Distance

0.04km

**581 CAMERON STREET
DONNYBROOK VIC 3064**

 4
  2
  2

Sold Price

\$750,000

Sold Date

02-Jul-24

Distance

0.08km

**26 WILLOWMEAD BOULEVARD
DONNYBROOK VIC 3064**

 4
  2
  2

Sold Price

\$722,000

Sold Date

25-Mar-25

Distance

0.14km
RS = Recent sale

UN = Undisclosed Sale

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