

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

73-75 McGowans Road, Donvale Vic 3111

Indicative selling price

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

Range between

\$2,300,000

&

\$2,500,000

Median sale price

Median price

\$1,718,000

Property Type

House

Suburb

Donvale

Period - From

01/07/2025

to

30/06/2026

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	1 Utrecht Ct DONVALE 3111	\$2,360,000	02/06/2026
2	1 One Tree Hill DONVALE 3111	\$2,415,000	02/05/2026
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:

07/09/2026 16:51



Property Type: House

Land Size: 4083 sqm approx

Agent Comments

Comparable Properties



1 Utrecht Ct DONVALE 3111 (VG)



Price: \$2,360,000

Method: Sale

Date: 02/06/2026

Property Type: Hobby Farm < 20 ha (Rur)

Land Size: 4369 sqm approx

Agent Comments



1 One Tree Hill DONVALE 3111 (REI/VG)



Price: \$2,415,000

Method: Auction Sale

Date: 02/05/2026

Property Type: House

Land Size: 3986 sqm approx

Agent Comments

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.