

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

9/103-105 WOODHOUSE ROAD DONVALE VIC 3111

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

\$900,000

&

\$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$800,000

Property type

Unit

Suburb

Donvale

Period-from

01 Aug 2024

to

31 Jul 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

| | | |
|--|-------------|-----------|
| 3/28 ROGER STREET DONCASTER EAST VIC 3109 | \$920,000 | 01-Aug-25 |
| 3/4 ELVIE STREET DONCASTER EAST VIC 3109 | \$1,018,000 | 15-Mar-25 |
| 3/61 FRANKLIN ROAD DONCASTER EAST VIC 3109 | \$1,100,000 | 08-Aug-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: 11 August 2025



**3/28 ROGER STREET DONCASTER
EAST VIC 3109**

3 2 2

Sold Price ^{RS} **\$920,000** ^{UN} Sold Date **01-Aug-25**

Distance **1.99km**



**3/4 ELVIE STREET DONCASTER
EAST VIC 3109**

3 2 1

Sold Price **\$1,018,000** Sold Date **15-Mar-25**

Distance **0.91km**



**3/61 FRANKLIN ROAD
DONCASTER EAST VIC 3109**

3 2 2

Sold Price ^{RS} **\$1,100,000** Sold Date **08-Aug-25**

Distance **1.66km**

RS = Recent sale

UN = Undisclosed Sale

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