

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

14 DANIEL STREET 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

\$1,595,000

&

\$1,700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,557,000

Property type

House

Suburb

Donvale

Period-from

01 May 2025

to

30 Apr 2026

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

13 LYNNE STREET DONVALE VIC 3111	\$1,770,000	21-Mar-26
5 WOODHOUSE ROAD DONCASTER EAST VIC 3109	\$1,762,888	17-Apr-26
10 SABASON COURT DONCASTER EAST VIC 3109	\$1,475,000	04-Apr-26

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.~~

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Martina McArdle
P 0491063411
M 0491063411
E martina.mcardle@little.com.au



13 LYNNE STREET DONVALE VIC 3111

5 2 2

Sold Price ^{RS} **\$1,770,000** Sold Date **21-Mar-26**

Distance **1.27km**



5 WOODHOUSE ROAD DONCASTER EAST VIC 3109

3 1 1

Sold Price ^{RS} **\$1,762,888** Sold Date **17-Apr-26**

Distance **0.98km**



10 SABASON COURT DONCASTER EAST VIC 3109

4 2 4

Sold Price **\$1,475,000** Sold Date **04-Apr-26**

Distance **0.25km**

RS = Recent sale UN = Undisclosed Sale

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