

## 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

3 DAISY DRIVE DONNYBROOK VIC 3064

### Indicative selling price

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

Single Price

or range  
between

\$640,000

&

\$670,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$655,850

Property type

House

Suburb

Donnybrook

Period-from

01 Jun 2025

to

31 May 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

|  |           |           |
|--|-----------|-----------|
| 3 DARLING STREET DONNYBROOK VIC 3064     | \$647,500 | 12-May-25 |
| 8 MARSHY WAY DONNYBROOK VIC 3064         | \$640,000 | 09-May-26 |
| 26 STRINGYBARK DRIVE DONNYBROOK VIC 3064 | \$650,000 | 22-Jun-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: 23 June 2026



**3 DARLING STREET DONNYBROOK VIC 3064** Sold Price

**\$647,500** Sold Date **12-May-25**

 4  2  2

Distance **0.16km**



**8 MARSHY WAY DONNYBROOK VIC 3064** Sold Price

**\$640,000** Sold Date **09-May-26**

 4  2  2

Distance **0.21km**



**26 STRINGYBARK DRIVE DONNYBROOK VIC 3064** Sold Price

**\$650,000** Sold Date **22-Jun-25**

 4  2  2

Distance **0.27km**

RS = Recent sale

UN = Undisclosed Sale

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