

## 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 COMPASS CRESCENT 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

\$580,000

&

\$620,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$651,100

Property type

House

Suburb

Donnybrook

Period-from

01 Mar 2025

to

28 Feb 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

1 COMPASS CRESCENT DONNYBROOK VIC 3064	\$618,000	24-Jan-26
3 DEGREE LANE DONNYBROOK VIC 3064	\$610,000	19-Mar-26
31 VIOLA STREET DONNYBROOK VIC 3064	\$606,250	21-Dec-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: 26 March 2026

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**1 COMPASS CRESCENT  
DONNYBROOK VIC 3064**

3 2 2

Sold Price <sup>RS</sup> **\$618,000** <sup>UN</sup> Sold Date **24-Jan-26**

Distance **0.05km**



**3 DEGREE LANE DONNYBROOK  
VIC 3064**

3 2 2

Sold Price <sup>RS</sup> **\$610,000** Sold Date **19-Mar-26**

Distance **0.52km**



**31 VIOLA STREET DONNYBROOK  
VIC 3064**

4 2 2

Sold Price **\$606,250** Sold Date **21-Dec-25**

Distance **1km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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