

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

8 BAWLEY ROAD DONNYBROOK VIC 3064

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

\$620,000

&

\$660,000

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

6 BAWLEY ROAD DONNYBROOK VIC 3064	\$655,000	10-Mar-25
34 BALLINA CRESCENT DONNYBROOK VIC 3064	\$660,000	19-Feb-25
9 JUM WAY DONNYBROOK VIC 3064	\$652,000	18-Sep-24

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: 16 March 2026

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6 BAWLEY ROAD DONNYBROOK VIC 3064

 4  2  2

Sold Price **\$655,000** Sold Date **10-Mar-25**

Distance **0.01km**



34 BALLINA CRESCENT DONNYBROOK VIC 3064

 4  2  2

Sold Price **\$660,000** Sold Date **19-Feb-25**

Distance **0.03km**



9 JUM WAY DONNYBROOK VIC 3064

 4  2  2

Sold Price **\$652,000** Sold Date **18-Sep-24**

Distance **0.1km**

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

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