

## 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

28 PROSERPINE 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

\$729,000

&

\$769,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Donnybrook

Period-from

01 Feb 2025

to

31 Jan 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

5 BLUEYS ROAD DONNYBROOK VIC 3064	\$750,000	01-Oct-25
21 HEATON ROAD DONNYBROOK VIC 3064	\$740,000	25-Nov-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: 17 February 2026


**5 BLUEYS ROAD DONNYBROOK  
VIC 3064**
 4   
  2   
  2

Sold Price

**\$750,000**

Sold Date

**01-Oct-25**

Distance

**0.47km**

**21 HEATON ROAD DONNYBROOK  
VIC 3064**
 4   
  2   
  2

Sold Price

**\$740,000**

Sold Date

**25-Nov-25**

Distance

**0.42km**

RS = Recent sale

UN = Undisclosed Sale

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