

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

21 WYCHEPROOF STREET 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

\$760,000

&

\$785,000

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

82 OLIVINE BOULEVARD DONNYBROOK VIC 3064	\$820,000	21-Jan-26
24 STONEWALL DRIVE DONNYBROOK VIC 3064	\$830,000	04-Feb-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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**82 OLIVINE BOULEVARD
DONNYBROOK VIC 3064**

4 2 2

Sold Price **\$820,000** Sold Date **21-Jan-26**

Distance **0.88km**



**24 STONEWALL DRIVE
DONNYBROOK VIC 3064**

4 2 2

Sold Price **\$830,000** Sold Date **04-Feb-26**

Distance **0.38km**

RS = Recent sale UN = Undisclosed Sale

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