

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

1 Murndal Drive, Donvale Vic 3111

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$2,000,000

&

\$2,200,000

Median sale price

Median price

\$1,600,000

Property Type

House

Suburb

Donvale

Period - From

01/01/2026

to

31/03/2026

Source

REIV

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 six 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	8 Honybun Ct DONVALE 3111	\$2,200,000	27/03/2026
2	19 Murndal Dr DONVALE 3111	\$2,940,000	23/12/2025
3			

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 six months.

This Statement of Information was prepared on:

22/04/2026 10:47

1 Murndal Drive, Donvale Vic 3111

 first national
REAL ESTATE | Bill Schlink

Isaac Fakhri

03 9846 2111

0499 425 715

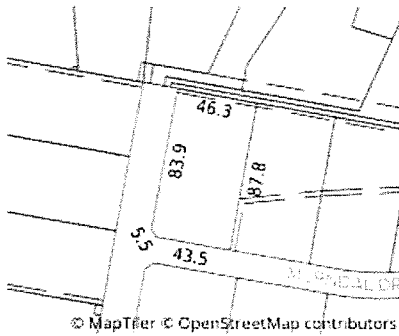
isaac@billschlink.com.au

Indicative Selling Price

\$2,000,000 - \$2,200,000

Median House Price

March quarter 2026: \$1,600,000



Property Type:

Agent Comments

Comparable Properties



8 Honybun Ct DONVALE 3111 (REI)

Agent Comments

 4  4  11

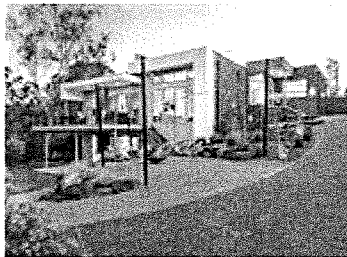
Price: \$2,200,000

Method: Private Sale

Date: 27/03/2026

Property Type: House (Res)

Land Size: 4061 sqm approx



19 Murndal Dr DONVALE 3111 (REI)

Agent Comments

 4  2  2

Price: \$2,940,000

Method: Private Sale

Date: 23/12/2025

Property Type: House

Land Size: 4586 sqm approx

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 six months.

Account - Bill Schlink First National | P: 03 9846 2111 | F: 03 9846 5241



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