

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

5 METROPOLIS WAY 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

\$670,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$645,000

Property type

House

Suburb

Donnybrook

Period-from

01 Nov 2024

to

31 Oct 2025

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

17 LANGFORD ROAD DONNYBROOK VIC 3064	\$712,000	17-Nov-25
2 SOMERTON AVENUE DONNYBROOK VIC 3064	\$672,000	31-May-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.

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**17 LANGFORD ROAD
DONNYBROOK VIC 3064**

4 2 2

Sold Price

^{RS}

\$712,000

Sold Date

17-Nov-25

Distance

3.74km



**2 SOMERTON AVENUE
DONNYBROOK VIC 3064**

5 2 2

Sold Price

\$672,000

Sold Date

31-May-25

Distance

3.78km

RS = Recent sale

UN = Undisclosed Sale

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