

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

2/29 LYNNE STREET DONVALE VIC 3111

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

\$890,000

&

\$970,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$802,500

Property type

Unit

Suburb

Donvale

Period-from

01 Sep 2024

to

31 Aug 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

2/31 SONIA STREET DONVALE VIC 3111	\$922,000	05-Jul-25
2/8 MANTELL STREET DONCASTER EAST VIC 3109	\$1,020,000	19-Jul-25
1/255 SPRINGFIELD ROAD NUNAWADING VIC 3131	\$960,000	28-Jun-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: 11 September 2025

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2/31 SONIA STREET DONVALE VIC 3111 Sold Price **\$922,000** Sold Date **05-Jul-25**

 3  2  1

Distance **0.1km**



2/8 MANTELL STREET DONCASTER EAST VIC 3109 Sold Price **\$1,020,000** Sold Date **19-Jul-25**

 3  1  2

Distance **1.21km**



1/255 SPRINGFIELD ROAD NUNAWADING VIC 3131 Sold Price **\$960,000** Sold Date **28-Jun-25**

 3  1  2

Distance **1.78km**

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

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