

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

11 Colwyn Court, Donvale Vic 3111

Indicative selling price

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

Range between \$1,200,000

&

\$1,320,000

Median sale price

Median price \$1,540,000

Property Type House

Suburb Donvale

Period - From 01/04/2025

to

30/06/2025

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	47 Ormond Av MITCHAM 3132	\$1,201,000	12/04/2025
2	7 Astelot Dr DONVALE 3111	\$1,261,000	05/04/2025
3	11 William St DONVALE 3111	\$1,280,000	15/03/2025

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:

25/07/2025 15:35

11 Colwyn Court, Donvale Vic 3111



3 2 2

Property Type:
Divorce/Estate/Family Transfers
Land Size: 657 sqm approx
Agent Comments

Indicative Selling Price
\$1,200,000 - \$1,320,000
Median House Price
June quarter 2025: \$1,540,000

Comparable Properties



47 Ormond Av MITCHAM 3132 (REI/VG)

Agent Comments

3 2 2

Price: \$1,201,000
Method: Auction Sale
Date: 12/04/2025
Property Type: House
Land Size: 563 sqm approx



7 Astelot Dr DONVALE 3111 (REI/VG)

Agent Comments

3 2 2

Price: \$1,261,000
Method: Auction Sale
Date: 05/04/2025
Property Type: House (Res)
Land Size: 654 sqm approx



11 William St DONVALE 3111 (REI/VG)

Agent Comments

3 2 2

Price: \$1,280,000
Method: Auction Sale
Date: 15/03/2025
Property Type: House (Res)
Land Size: 657 sqm approx

Account - McGrath Doncaster | P: 03 8822 6188



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