

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

15a Florence Avenue, Donvale Vic 3111

Indicative selling price

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

Single price \$858,000

Median sale price

Median price \$859,150

Property Type Unit

Suburb Donvale

Period - From 01/01/2025

to 31/12/2025

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	3/10 Chippewa Av DONVALE 3111	\$875,000	28/02/2026
2			
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:

07/03/2026 13:15



 3  1  2

Rooms: 4
Property Type: House
Land Size: 268 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$858,000
Median Unit Price
Year ending December 2025: \$859,150

Comparable Properties



3/10 Chippewa Av DONVALE 3111 (REI)

[Agent Comments](#)

 3  1  2

Price: \$875,000
Method: Auction Sale
Date: 28/02/2026
Rooms: 4
Property Type: Unit
Land Size: 228 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.