

## 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

33 LOOKOVER ROAD DONVALE VIC 3111

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,390,000

&

\$1,520,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,530,000

Property type

House

Suburb

Donvale

Period-from

01 Jan 2025

to

31 Dec 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

22-24 BRUCEDALE CRESCENT PARK ORCHARDS VIC 3114

\$1,500,000

04-Dec-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: 27 January 2026



## 22-24 BRUCEDALE CRESCENT PARK ORCHARDS VIC 3114

 3  1  2

Sold Price **\$1,500,000** Sold Date **04-Dec-25**

Distance **1.91km**

RS = Recent sale

UN = Undisclosed Sale

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