

# 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

1/14 Sonia Street, Donvale Vic 3111

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,150,000 & \$1,250,000

### Median sale price

Median price \$1,680,000 Property Type House Suburb Donvale

Period - From 01/04/2025 to 31/03/2026 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	3/42 Russell Cr DONCASTER EAST 3109	\$1,171,000	21/03/2026
2	2/79 Junction Rd NUNAWADING 3131	\$1,250,000	19/03/2026
3	3/87-89 Santa Rosa Blvd DONCASTER EAST 3109	\$1,220,000	23/02/2026

**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:

01/05/2026 08:02

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 4  2  2

**Rooms:** 6  
**Property Type:** Townhouse  
(Single)  
**Agent Comments**

**Indicative Selling Price**  
\$1,150,000 - \$1,250,000  
**Median House Price**  
Year ending March 2026: \$1,680,000

## Comparable Properties



**3/42 Russell Cr DONCASTER EAST 3109 (REI)**

**Agent Comments**

 3  2  2

**Price:** \$1,171,000  
**Method:** Auction Sale  
**Date:** 21/03/2026  
**Property Type:** Unit



**2/79 Junction Rd NUNAWADING 3131 (REI/VG)**

**Agent Comments**

 3  2  2

**Price:** \$1,250,000  
**Method:** Private Sale  
**Date:** 19/03/2026  
**Property Type:** Townhouse (Single)



**3/87-89 Santa Rosa Blvd DONCASTER EAST 3109 (REI)** **Agent Comments**

 4  3  2

**Price:** \$1,220,000  
**Method:** Private Sale  
**Date:** 23/02/2026  
**Property Type:** Townhouse (Single)  
**Land Size:** 200 sqm approx

**Account - McGrath Estate Agents Doncaster | P: 03 8822 6188**