

# 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

34 Astelot Drive, 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 \$1,100,000

&

\$1,200,000

### Median sale price

Median price \$1,781,500

Property Type House

Suburb Donvale

Period - From 01/10/2025

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	9 Hardwood Ct MITCHAM 3132	\$1,288,000	14/02/2026
2	2a Trevor Ct NUNAWADING 3131	\$1,160,500	31/01/2026
3	56 Bowen Rd DONCASTER EAST 3109	\$1,127,000	19/09/2025

**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:

25/02/2026 20:59



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**Rooms:** 5  
**Property Type:** Deceased Estate Auction  
**Land Size:** 652 sqm approx  
[Agent Comments](#)

**Indicative Selling Price**  
\$1,100,000 - \$1,200,000  
**Median House Price**  
December quarter 2025: \$1,781,500

REIV - Residential Property Vendor authorisations for price representations and for Consideration of enquiries and offers This deceased estate property is being offered for sale by public auction, subject to probate. In accordance with the vendor's written instructions, no offers will be considered prior to the scheduled auction date.

## Comparable Properties



**9 Hardwood Ct MITCHAM 3132 (REI)**

[Agent Comments](#)



**Price:** \$1,288,000  
**Method:** Auction Sale  
**Date:** 14/02/2026  
**Property Type:** House  
**Land Size:** 585 sqm approx



**2a Trevor Ct NUNAWADING 3131 (REI)**

[Agent Comments](#)



**Price:** \$1,160,500  
**Method:** Auction Sale  
**Date:** 31/01/2026  
**Property Type:** House (Res)  
**Land Size:** 250 sqm approx



**56 Bowen Rd DONCASTER EAST 3109 (REI/VG)**

[Agent Comments](#)



**Price:** \$1,127,000  
**Method:** Sold Before Auction  
**Date:** 19/09/2025  
**Property Type:** House (Res)  
**Land Size:** 450 sqm approx

Account - EWRE | P: 0388024418



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