

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

Single price \$1,150,000

Median sale price

Median price \$1,600,000

Property Type House

Suburb Donvale

Period - From 15/03/2025

to 14/03/2026

Source Property Data

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	8 Worrell St NUNAWADING 3131	\$1,088,000	11/12/2025
2	3 Oxford St NUNAWADING 3131	\$1,090,000	05/03/2026
3	20 Olwen St NUNAWADING 3131	\$1,100,000	20/11/2025

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:

15/03/2026 14:24



3 2 2

Property Type:
Divorce/Estate/Family Transfers
Land Size: 652 sqm approx
Agent Comments
POOL

Indicative Selling Price
\$1,150,000
Median House Price
15/03/2025 - 14/03/2026: \$1,600,000

Comparable Properties



8 Worrell St NUNAWADING 3131 (REI/VG)

Agent Comments

3 1 2

Price: \$1,088,000
Method: Private Sale
Date: 11/12/2025
Property Type: House (Res)
Land Size: 783 sqm approx



3 Oxford St NUNAWADING 3131 (REI)

Agent Comments

3 1 2

Price: \$1,090,000
Method: Private Sale
Date: 05/03/2026
Property Type: House



20 Olwen St NUNAWADING 3131 (REI/VG)

Agent Comments

3 1 2

Price: \$1,100,000
Method: Sold Before Auction
Date: 20/11/2025
Property Type: House (Res)
Land Size: 604 sqm approx

Account - EWRE | P: 0388024418



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