

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

4 FOLIA WAY DONNYBROOK VIC 3064

Indicative selling price

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

Single Price

or range
between

\$600,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$645,000

Property type

House

Suburb

Donnybrook

Period-from

01 Aug 2024

to

31 Jul 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

8 RULINGIA ROAD DONNYBROOK VIC 3064	\$625,000	11-Jul-25
67 MOLESWORTH CRESCENT DONNYBROOK VIC 3064	\$625,000	23-Mar-25
38 LASIO WAY DONNYBROOK VIC 3064	\$640,000	13-May-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: 13 August 2025



8 RULINGIA ROAD DONNYBROOK VIC 3064

Sold Price

RS

\$625,000

Sold Date

11-Jul-25

4 2 2

Distance

0.37km



67 MOLESWORTH CRESCENT DONNYBROOK VIC 3064

Sold Price

\$625,000

Sold Date

23-Mar-25

4 2 2

Distance

0.55km



38 LASIO WAY DONNYBROOK VIC 3064

Sold Price

\$640,000

Sold Date

13-May-25

4 2 2

Distance

0.67km

RS = Recent sale

UN = Undisclosed Sale

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