

## 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

45 ASHBOURNE BOULEVARD DONNYBROOK VIC 3064

### 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

\$870,000

&

\$920,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$654,925

Property type

House

Suburb

Donnybrook

Period-from

01 May 2025

to

30 Apr 2026

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

2 FACULTY AVENUE DONNYBROOK VIC 3064	\$980,000	29-Dec-25
56 STONEWALL DRIVE DONNYBROOK VIC 3064	\$950,000	05-Nov-25
28 DENMEAD DRIVE DONNYBROOK VIC 3064	\$890,000	27-Nov-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: 04 May 2026

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**2 FACULTY AVENUE  
DONNYBROOK VIC 3064**

5 3 2

Sold Price **\$980,000** Sold Date **29-Dec-25**

Distance **3.77km**

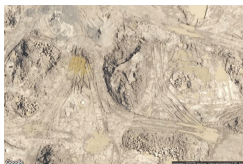


**56 STONEWALL DRIVE  
DONNYBROOK VIC 3064**

4 2 2

Sold Price **\$950,000** Sold Date **05-Nov-25**

Distance **4.27km**



**28 DENMEAD DRIVE  
DONNYBROOK VIC 3064**

4 3 -

Sold Price **\$890,000** Sold Date **27-Nov-25**

Distance **0.78km**

RS = Recent sale      UN = Undisclosed Sale

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