

## 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

30 ADELAIDE CIRCUIT 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

\$710,000

&

\$750,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$655,000

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

9 LONSDALE PARADE DONNYBROOK VIC 3064	\$712,500	11-May-26
14 TARRENGOWER STREET DONNYBROOK VIC 3064	\$730,000	09-May-26
5 INSTITUTE DRIVE DONNYBROOK VIC 3064	\$768,000	12-May-26

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: 28 May 2026



**9 LONSDALE PARADE  
DONNYBROOK VIC 3064**

 4  2  2

Sold Price <sup>RS</sup> **\$712,500** Sold Date **11-May-26**

Distance **1.35km**



**14 TARRENGOWER STREET  
DONNYBROOK VIC 3064**

 4  2  2

Sold Price <sup>RS</sup> **\$730,000** Sold Date **09-May-26**

Distance **0.54km**



**5 INSTITUTE DRIVE DONNYBROOK  
VIC 3064**

 4  2  2

Sold Price <sup>RS</sup> **\$768,000** Sold Date **12-May-26**

Distance **0.79km**

RS = Recent sale      UN = Undisclosed Sale

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