

## 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

41 PETERSFIELD WAY 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

\$645,000

&

\$675,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$655,000

Property type

House

Suburb

Donnybrook

Period-from

01 Jul 2025

to

30 Jun 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

|                                            |           |           |
|--------------------------------------------|-----------|-----------|
| 39 WILLARROY BOULEVARD DONNYBROOK VIC 3064 | \$685,000 | 14-May-26 |
| 19 KLANDY DRIVE KALKALLO VIC 3064          | \$665,000 | 13-May-26 |
| 5 MIDANBURY ROAD DONNYBROOK VIC 3064       | \$642,500 | 13-Jun-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: 16 July 2026



**39 WILLAROY BOULEVARD  
DONNYBROOK VIC 3064**

 4  2  2

Sold Price **\$685,000** Sold Date **14-May-26**

Distance **1.76km**



**19 KLANDY DRIVE KALKALLO VIC  
3064**

 4  2  2

Sold Price **\$665,000** Sold Date **13-May-26**

Distance **1.76km**



**5 MIDANBURY ROAD  
DONNYBROOK VIC 3064**

 4  2  2

Sold Price <sup>RS</sup> **\$642,500** Sold Date **13-Jun-26**

Distance **0.23km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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