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	619/1 YESSABAH STREET 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	$668,120	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$645,000	Property type	House	Suburb	Donnybrook
Period-from	01 Dec 2024	to	30 Nov 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
11 SPRINGS ROAD DONNYBROOK VIC 3064	$680,000	05-May-25
27 BOOMGATE AVENUE DONNYBROOK VIC 3064	$700,000	24-Feb-25
2 NATURE PROMENADE DONNYBROOK VIC 3064	$720,000	31-Aug-24

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: 31 December 2025

OXBRIDGE
ACHIEVING EXCELLENCE
Sundaresan Sengundar
M 0433455689
E Sundar@loanwish.com.au



11 SPRINGS ROAD DONNYBROOK VIC 3064

4 3 2

Sold Price **$680,000** Sold Date **05-May-25**

Distance **0.11km**



27 BOOMGATE AVENUE DONNYBROOK VIC 3064

4 2 2

Sold Price **$700,000** Sold Date **24-Feb-25**

Distance **0.09km**



2 NATURE PROMENADE DONNYBROOK VIC 3064

4 2 2

Sold Price **$720,000** Sold Date **31-Aug-24**

Distance **0.36km**

RS = Recent sale **UN** = Undisclosed Sale

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