

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

52 PULCHELLA CRESCENT 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

\$775,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$359,000

Property type

Land

Suburb

Donnybrook

Period-from

01 Jan 2026

to

31 Mar 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

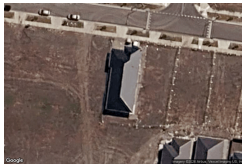
Date of sale

46 PULCHELLA CRESCENT DONNYBROOK VIC 3064	\$775,000	25-Jan-26
16 DORMANT WAY DONNYBROOK VIC 3064	\$749,500	09-Mar-26
13 CALDERA STREET DONNYBROOK VIC 3064	\$780,000	27-Jan-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: 25 May 2026


**46 PULCHELLA CRESCENT
DONNYBROOK VIC 3064**

 4
  2
  -

Sold Price **\$775,000** Sold Date **25-Jan-26**

Distance **0.04km**


**16 DORMANT WAY DONNYBROOK
VIC 3064**

 4
  2
  2

Sold Price **\$749,500** Sold Date **09-Mar-26**

Distance **0.1km**


**13 CALDERA STREET
DONNYBROOK VIC 3064**

 4
  2
  -

Sold Price **\$780,000** Sold Date **27-Jan-26**

Distance **0.11km**

RS = Recent sale UN = Undisclosed Sale

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