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	9 Hutch Avenue, Donnybrook, Vic 3064

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

range between $540,000 & $560,000

Median sale price

Median price	$655,000	Property type	*House*	Suburb	Donnybrook

Period - From	01/03/2025	to	28/02/2026	Source PropTrack

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 six 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
59 Brown Boulevard, Donnybrook, VIC 3064	$558,000	20/12/2025
3 Hamlet Drive, Donnybrook, VIC 3064	$550,000	01/12/2025
21 Haloumi Rd, Donnybrook, VIC 3064	$556,000	24/10/2025

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 six months.~~

This Statement of Information was prepared on: 11/03/2026