

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
358 Springvale Rd, Donvale VIC 3111

Indicative selling price

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

Range between \$870,000 & \$890,000

Median sale price

Median price \$882,000 Property Type TownHouse Suburb Donvale
Period - From 24/08/2024 to 24/02/2025 Source RPData

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
1	2/8 Park Road, Donvale	\$970,000	14/12/2024
2	3/10 Unsworth Rd RINGWOOD NORTH 3134	\$965,000	09/11/2024
3	1B William Street, Donvale	\$822,000	07/11/2024

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:

24/02/2025 18:50