

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

8 Chaim Court, Donvale Vic 3111

Indicative selling price

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

Range between \$1,980,000

&

\$2,178,000

Median sale price

Median price \$1,718,000

Property Type House

Suburb Donvale

Period - From 01/07/2025

to

30/09/2025

Source REIV

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	14 Pine Cr RINGWOOD NORTH 3134	\$2,175,000	15/09/2025
2	3 Panorama Av RINGWOOD NORTH 3134	\$2,200,000	01/09/2025
3			

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:

02/12/2025 08:57

Ian Mason
(03) 9718 2222
0418 597 176
ianmason@jelliscraig.com.au

Indicative Selling Price

\$1,980,000 - \$2,178,000

Median House Price

September quarter 2025: \$1,718,000



Property Type:
Agent Comments

Comparable Properties



14 Pine Cr RINGWOOD NORTH 3134 (REI/VG)

Agent Comments

5 4 2

Price: \$2,175,000
Method: Private Sale
Date: 15/09/2025
Property Type: House (Res)
Land Size: 959 sqm approx



3 Panorama Av RINGWOOD NORTH 3134 (REI/VG)

Agent Comments

4 3 2

Price: \$2,200,000
Method: Private Sale
Date: 01/09/2025
Property Type: House (Res)
Land Size: 831 sqm approx

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.