

# 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

12 Springwood Close, Donvale Vic 3111

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,580,000

&

\$1,650,000

### 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 | 19 Hillcrest Ct DONVALE 3111   | \$1,579,000 | 25/10/2025   |
| 2 | 76 Melissa St DONVALE 3111     | \$1,650,000 | 18/06/2025   |
| 3 | 1 Miramar Ct DONVALE 3111      | \$1,540,000 | 31/05/2025   |

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:

03/11/2025 12:03



 4  2  2

**Property Type:** House  
**Land Size:** 956 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
 \$1,580,000 - \$1,650,000  
**Median House Price**  
 September quarter 2025: \$1,718,000

## Comparable Properties



**19 Hillcrest Ct DONVALE 3111 (REI)**

**Agent Comments**

 4  2  2

**Price:** \$1,579,000  
**Method:** Auction Sale  
**Date:** 25/10/2025  
**Property Type:** House (Res)  
**Land Size:** 786 sqm approx



**76 Melissa St DONVALE 3111 (REI/VG)**

**Agent Comments**

 4  2  2

**Price:** \$1,650,000  
**Method:** Sold Before Auction  
**Date:** 18/06/2025  
**Property Type:** House (Res)  
**Land Size:** 918 sqm approx



**1 Miramar Ct DONVALE 3111 (REI/VG)**

**Agent Comments**

 4  2  2

**Price:** \$1,540,000  
**Method:** Auction Sale  
**Date:** 31/05/2025  
**Property Type:** House (Res)  
**Land Size:** 778 sqm approx