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	8/143 Springvale Road, Donvale Vic 3111

Indicative selling price

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

Range between $590,000 & $640,000

Median sale price

Median price $892,500 Property Type Unit Suburb Donvale

Period - From 01/04/2025 to 30/06/2025 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	14/33-37 Leslie St DONVALE 3111	$740,000	29/07/2025
2	4/6 Woorarra Av DONCASTER EAST 3109	$721,000	26/07/2025
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: 02/10/2025 09:10

8/143 Springvale Road, Donvale Vic 3111

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2 1 1

Property Type: Unit
Land Size: 178 sqm approx

Agent Comments

Indicative Selling Price
$590,000 - $640,000
Median Unit Price
June quarter 2025: $892,500

Comparable Properties



14/33-37 Leslie St DONVALE 3111 (REI)

2 1 1

Price: $740,000
Method: Private Sale
Date: 29/07/2025
Property Type: Unit

Agent Comments



4/6 Woorarra Av DONCASTER EAST 3109 (REI/VG)

2 1 1

Price: $721,000
Method: Auction Sale
Date: 26/07/2025
Property Type: Unit
Land Size: 187 sqm approx

Agent Comments

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.

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