

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 266-268 Springvale Road, Donvale Vic 3111

Indicative selling price

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

Range between \$1,600,000 & \$1,700,000

Median sale price

Median price \$1,625,000 Property Type House Suburb Donvale

Period - From 01/10/2024 to 31/12/2024 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	5 Raymond Elliot Ct PARK ORCHARDS 3114	\$1,475,000	25/11/2024
2	152-154 Mcgowans Rd DONVALE 3111	\$2,200,000	24/08/2024
3	6 Elliot CI DONVALE 3111	\$2,055,000	16/08/2024

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.~~

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 4  3  2

Rooms: 8
Property Type: House (Res)
Land Size: 4062 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$1,600,000 - \$1,700,000
Median House Price
December quarter 2024: \$1,625,000

Comparable Properties



5 Raymond Elliot Ct PARK ORCHARDS 3114 (REI/VG)

[Agent Comments](#)

 4  3  4

Price: \$1,475,000
Method: Private Sale
Date: 25/11/2024
Property Type: House
Land Size: 4002 sqm approx



152-154 Mcgowans Rd DONVALE 3111 (REI)

[Agent Comments](#)

 4  5  10

Price: \$2,200,000
Method: Auction Sale
Date: 24/08/2024
Property Type: House (Res)
Land Size: 3935 sqm approx



6 Elliot Ct DONVALE 3111 (REI/VG)

[Agent Comments](#)

 5  2  4

Price: \$2,055,000
Method: Private Sale
Date: 16/08/2024
Property Type: House (Res)
Land Size: 4074 sqm approx

Account - Barry Plant | P: 03 9842 8888