

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

2/451 Springfield Road, Mitcham Vic 3132

Indicative selling price

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

Range between \$780,000 & \$850,000

Median sale price

Median price \$982,000 Property Type Townhouse Suburb Mitcham

Period - From 03/06/2025 to 02/06/2026 Source Property Data

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	6/39 Wooddale Gr DONVALE 3111	\$990,000	25/03/2026
2	1/87 Springvale Rd NUNAWADING 3131	\$910,000	01/12/2025
3	1/18 Chippewa Av DONVALE 3111	\$990,000	29/11/2025

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: 03/06/2026 10:18



Property Type: Townhouse
Land Size: 148 sqm approx
 Agent Comments

Indicative Selling Price
 \$780,000 - \$850,000
Median Townhouse Price
 03/06/2025 - 02/06/2026: \$982,000

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.

Comparable Properties



6/39 Wooddale Gr DONVALE 3111 (REI/VG)

Agent Comments



Price: \$990,000
Method: Private Sale
Date: 25/03/2026
Property Type: Townhouse (Res)
Land Size: 204 sqm approx



1/87 Springvale Rd NUNAWADING 3131 (REI/VG)

Agent Comments



Price: \$910,000
Method: Sold Before Auction
Date: 01/12/2025
Property Type: Townhouse (Res)
Land Size: 249 sqm approx



1/18 Chippewa Av DONVALE 3111 (VG)

Agent Comments



Price: \$990,000
Method: Sale
Date: 29/11/2025
Property Type: Flat/Unit/Apartment (Res)

Account - Barry Plant | P: 03 9842 8888