

# 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](http://consumer.vic.gov.au/underquoting)

Range between \$850,000 & \$920,000

### Median sale price

Median price \$989,000 Property Type Townhouse Suburb Mitcham

Period - From 21/04/2025 to 20/04/2026 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: 21/04/2026 16:56



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**Property Type:** Townhouse

**Land Size:** 148 sqm approx

Agent Comments

**Indicative Selling Price**

\$850,000 - \$920,000

**Median Townhouse Price**

21/04/2025 - 20/04/2026: \$989,000

## Comparable Properties



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

Agent Comments

 3    2    2

**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

 3    2    2

**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

 3    -    -

**Price:** \$990,000

**Method:** Sale

**Date:** 29/11/2025

**Property Type:** Flat/Unit/Apartment (Res)

Account - Barry Plant | P: 03 9874 3355