

# 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

6 Rangeview Road, 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 \$1,300,000 & \$1,400,000

### Median sale price

Median price \$1,600,000 Property Type House Suburb Donvale

Period - From 01/01/2026 to 31/03/2026 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	10 Haddon Ct MITCHAM 3132	\$1,455,000	06/06/2026
2	417 Springfield Rd MITCHAM 3132	\$1,249,000	23/05/2026
3	3 Kubba Rd RINGWOOD NORTH 3134	\$1,365,000	10/01/2026

**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:

19/06/2026 10:52



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**Property Type:** House  
**Land Size:** 842 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,300,000 - \$1,400,000  
**Median House Price**  
March quarter 2026: \$1,600,000

## Comparable Properties



**10 Haddon Ct MITCHAM 3132 (REI)**

**Agent Comments**

 4    2    4

**Price:** \$1,455,000  
**Method:** Private Sale  
**Date:** 06/06/2026  
**Property Type:** House  
**Land Size:** 640 sqm approx



**417 Springfield Rd MITCHAM 3132 (REI)**

**Agent Comments**

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**Price:** \$1,249,000  
**Method:** Private Sale  
**Date:** 23/05/2026  
**Property Type:** House (Res)  
**Land Size:** 612 sqm approx



**3 Kubba Rd RINGWOOD NORTH 3134 (REI/VG)**

**Agent Comments**

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**Price:** \$1,365,000  
**Method:** Private Sale  
**Date:** 10/01/2026  
**Property Type:** House  
**Land Size:** 912 sqm approx

**Account - Barry Plant | P: 03 9842 8888**



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