

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

16 SPROATS LANE DONALD VIC 3480

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$225,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$320,000

Property type

Farm

Suburb

Donald

Period-from

01 Mar 2025

to

28 Feb 2026

Source

Cotality

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

171 WOODS STREET DONALD VIC 3480	\$210,000	11-Dec-24
6 GRAY STREET DONALD VIC 3480	\$200,000	11-Oct-24
26 MCCRACKEN AVENUE DONALD VIC 3480	\$285,000	17-Dec-24

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 10 March 2026



**171 WOODS STREET DONALD VIC
3480**

Sold Price

\$210,000

Sold Date

11-Dec-24

3 1 2

Distance

1.56km



**6 GRAY STREET DONALD VIC
3480**

Sold Price

\$200,000

Sold Date

11-Oct-24

3 1 1

Distance

1.35km



**26 MCCRACKEN AVENUE DONALD
VIC 3480**

Sold Price

\$285,000

Sold Date

17-Dec-24

3 1 1

Distance

0.56km

RS = Recent sale

UN = Undisclosed Sale

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