

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 7/930 Doncaster Road, Doncaster East Vic 3109

Indicative selling price

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

Range between \$600,000 & \$660,000

Median sale price

Median price \$931,500 Property Type Unit Suburb Doncaster East

Period - From 01/07/2024 to 30/09/2024 Source REIV

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

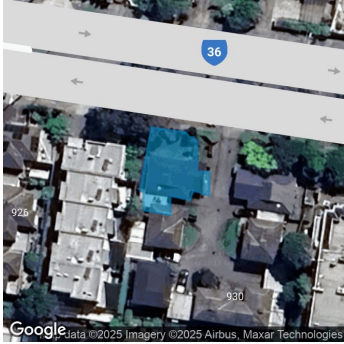
A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	4/63 Leeds St DONCASTER EAST 3109	\$690,000	11/12/2024
2	3/57 Rosella St DONCASTER EAST 3109	\$650,000	28/11/2024
3	2/20 Wetherby Rd DONCASTER 3108	\$543,000	26/10/2024

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.~~

This Statement of Information was prepared on: 15/01/2025 13:21



2
 1
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Property Type: Unit
Land Size: 212 sqm approx
 Agent Comments

Indicative Selling Price
 \$600,000 - \$660,000
Median Unit Price
 September quarter 2024: \$931,500

Comparable Properties



4/63 Leeds St DONCASTER EAST 3109 (REI)

Agent Comments

2
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 2

Price: \$690,000
Method: Private Sale
Date: 11/12/2024
Property Type: Unit
Land Size: 193 sqm approx



3/57 Rosella St DONCASTER EAST 3109 (REI)

Agent Comments

2
 1
 1

Price: \$650,000
Method: Private Sale
Date: 28/11/2024
Property Type: Unit
Land Size: 256 sqm approx



2/20 Wetherby Rd DONCASTER 3108 (REI)

Agent Comments

2
 1
 1

Price: \$543,000
Method: Auction Sale
Date: 26/10/2024
Property Type: Unit

Account - Barry Plant | P: 03 9842 8888