

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

4/506 Doncaster Road, Doncaster, VIC 3108

Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price

\$880,000

or range between

&

Median sale price

Median price

\$ 645,000

Property type

Unit

Suburb

DONCASTER

Period - From

29/05/2023

to

28/05/2024

Source

core\_logic

Comparable property sales

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

Address of comparable property		Price	Date of sale
1	6/2 Mcleod Street Doncaster Vic 3108	\$888,000	2023-12-02
2	3/734 Doncaster Road Doncaster Vic 3108	\$930,000	2024-04-18
3	4/317 George Street Doncaster Vic 3108	\$887,000	2024-02-23

This Statement of Information was prepared on:

29/05/2024