

## 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

15 DAVIS STREET DONCASTER VIC 3108

### Indicative selling price

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

Single Price

or range  
between

\$1,580,000

&

\$1,738,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,464,500

Property type

House

Suburb

Doncaster

Period-from

01 Jan 2024

to

31 Dec 2024

Source

Corelogic

### 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 6 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

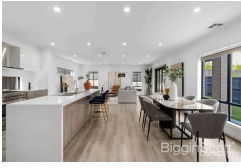
6 FOLIAGE WAY DONCASTER VIC 3108	\$1,755,000	10-Jul-24
8 ARCHER GROVE DONCASTER VIC 3108	\$1,720,000	27-Sep-24

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 6 months.

This Statement of Information was prepared on: 10 January 2025

Tiffany Kalfoglou  
M 0490 107 510  
E rentals@makrealty.com.au



**6 FOLIAGE WAY DONCASTER VIC 3108**

Sold Price

**\$1,755,000**

Sold Date

**10-Jul-24**

 4  2  2

Distance

**1.06km**



**8 ARCHER GROVE DONCASTER VIC 3108**

Sold Price

**\$1,720,000**

Sold Date

**27-Sep-24**

 4  3  2

Distance

**1.02km**

RS = Recent sale

UN = Undisclosed Sale

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