

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

73 The Boulevard Boulevard, Doncaster Vic 3108

Indicative selling price

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

Single price \$2,850,000

Median sale price

Median price \$1,410,000

Property Type House

Suburb Doncaster

Period - From 01/10/2024

to 31/12/2024

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	8 Elm Ct TEMPLESTOWE 3106	\$3,080,000	09/11/2024
2	33 The Boulevard DONCASTER 3108	\$2,225,000	05/11/2024
3	21 Glenair St TEMPLESTOWE LOWER 3107	\$2,950,000	19/10/2024

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:

31/03/2025 12:56



 5  2  2

Property Type: House
Land Size: 791 sqm approx
Agent Comments

Indicative Selling Price
\$2,850,000
Median House Price
December quarter 2024: \$1,410,000

Comparable Properties



8 Elm Ct TEMPLESTOWE 3106 (REI/VG)

Agent Comments

 5  3  2

Price: \$3,080,000
Method: Auction Sale
Date: 09/11/2024
Property Type: House (Res)
Land Size: 768 sqm approx



33 The Boulevarde DONCASTER 3108 (REI/VG)

Agent Comments

 4  2  2

Price: \$2,225,000
Method: Private Sale
Date: 05/11/2024
Property Type: House
Land Size: 862 sqm approx



21 Glenair St TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments

 5  5  2

Price: \$2,950,000
Method: Auction Sale
Date: 19/10/2024
Property Type: House (Res)
Land Size: 766 sqm approx