

# 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

36 Kiewa Street, 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

\$1,200,000

### Median sale price

Median price

\$1,505,000

Property Type

House

Suburb

Doncaster

Period - From

01/10/2023

to

31/12/2023

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	18 Larkspur Av DONCASTER 3108	\$1,230,000	17/02/2024
2	7 Rubicon Cr DONCASTER 3108	\$1,225,000	21/03/2024
3	64 Wetherby Rd DONCASTER 3108	\$1,105,000	16/03/2024

**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:

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**Indicative Selling Price**

\$1,200,000

**Median House Price**

December quarter 2023: \$1,505,000



 3    2    2

**Property Type:** House

**Land Size:** 868 sqm approx

**Agent Comments**

## Comparable Properties



**18 Larkspur Av DONCASTER 3108 (REI)**

**Agent Comments**

 3    2    2

**Price:** \$1,230,000

**Method:** Auction Sale

**Date:** 17/02/2024

**Property Type:** House (Res)

**Land Size:** 725 sqm approx



**7 Rubicon Cr DONCASTER 3108 (REI)**

**Agent Comments**

 3    2    4

**Price:** \$1,225,000

**Method:** Private Sale

**Date:** 21/03/2024

**Property Type:** House

**Land Size:** 663 sqm approx



**64 Wetherby Rd DONCASTER 3108 (REI)**

**Agent Comments**

 4    1    2

**Price:** \$1,105,000

**Method:** Auction Sale

**Date:** 16/03/2024

**Property Type:** House

**Land Size:** 694 sqm approx