#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

## Property offered for sale

eet, Doncaster Vic 3108

#### Indicative selling price

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

Range between \$1,450,000	&	\$1,590,000
---------------------------	---	-------------

#### Median sale price

Median price	\$1,410,000	Pro	perty 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

Add	dress of comparable property	Price	Date of sale
1	3 Sophora Ct TEMPLESTOWE LOWER 3107	\$1,576,000	01/03/2025
2	53 Olympus Dr TEMPLESTOWE LOWER 3107	\$1,475,000	21/12/2024
3	18 Somerville St DONCASTER 3108	\$1,385,000	23/11/2024

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	25/03/2025 14:21













Property Type: House Land Size: 728 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$1,450,000 - \$1,590,000 **Median House Price** December quarter 2024: \$1,410,000

## Comparable Properties



3 Sophora Ct TEMPLESTOWE LOWER 3107 (REI)

Price: \$1,576,000







Method: Auction Sale Date: 01/03/2025

Property Type: House (Res) Land Size: 703 sqm approx

**Agent Comments** 



53 Olympus Dr TEMPLESTOWE LOWER 3107 (REI)







**Agent Comments** 

Price: \$1,475,000 Method: Auction Sale Date: 21/12/2024

Property Type: House (Res) Land Size: 623 sqm approx



18 Somerville St DONCASTER 3108 (REI/VG)





**Agent Comments** 

Price: \$1,385,000 Method: Auction Sale Date: 23/11/2024

Property Type: House (Res) Land Size: 660 sqm approx

Account - Barry Plant | P: 03 9842 8888





The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent, Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.