

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

10 Devon Drive, Doncaster East Vic 3109

Indicative selling price

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

Range between

\$1,380,000

&

\$1,480,000

Median sale price

Median price

\$1,615,400

Property Type

House

Suburb

Doncaster East

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	4 Roderick St DONCASTER EAST 3109	\$1,525,000	11/12/2023
2	57 Polaris Dr DONCASTER EAST 3109	\$1,345,000	01/12/2023
3	3 Otway Ct DONCASTER EAST 3109	\$1,290,000	12/10/2023

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:

03/04/2024 17:09



3 1 1

Property Type: House
Land Size: 766 sqm approx
Agent Comments

Indicative Selling Price
 \$1,380,000 - \$1,480,000
Median House Price
 December quarter 2023: \$1,615,400

Comparable Properties



4 Roderick St DONCASTER EAST 3109
 (REI/VG)

Agent Comments

4 2 2

Price: \$1,525,000
Method: Private Sale
Date: 11/12/2023
Property Type: House (Res)
Land Size: 744 sqm approx



57 Polaris Dr DONCASTER EAST 3109
 (REI/VG)

Agent Comments

3 2 2

Price: \$1,345,000
Method: Sold Before Auction
Date: 01/12/2023
Property Type: House (Res)
Land Size: 688 sqm approx



3 Otway Ct DONCASTER EAST 3109 (REI/VG)

Agent Comments

4 2 2

Price: \$1,290,000
Method: Sold Before Auction
Date: 12/10/2023
Property Type: House (Res)
Land Size: 670 sqm approx