

## 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

2/38A CARINGAL AVENUE 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

\$1,000,000

&

\$1,100,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,450,000

Property type

Other

Suburb

Doncaster

Period-from

01 Feb 2024

to

31 Jan 2025

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

1/37 FREDERICK STREET DONCASTER VIC 3108	\$1,050,000	14-Dec-24
5/5-6 THOMAS COURT DONCASTER VIC 3108	\$1,051,000	12-Dec-24
2/15 MONACO STREET DONCASTER VIC 3108	\$1,080,000	19-Feb-25

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: 25 February 2025



**1/37 FREDERICK STREET  
DONCASTER VIC 3108**

 3  1  2

Sold Price **\$1,050,000** Sold Date **14-Dec-24**

Distance **0.77km**



**5/5-6 THOMAS COURT  
DONCASTER VIC 3108**

 3  2  2

Sold Price **\$1,051,000** Sold Date **12-Dec-24**

Distance **0.99km**



**2/15 MONACO STREET  
DONCASTER VIC 3108**

 3  2  1

Sold Price <sup>RS</sup> **\$1,080,000** Sold Date **19-Feb-25**

Distance **1.45km**

RS = Recent sale      UN = Undisclosed Sale

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