

# 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

31 Wilsons Road, Doncaster Vic 3108

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between

\$1,700,000

&

\$1,800,000

### Median sale price

Median price

\$1,550,000

Property Type

House

Suburb

Doncaster

Period - From

01/04/2024

to

30/06/2024

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	36 Bordeaux St DONCASTER 3108	\$1,680,000	24/08/2024
2	25 Queens Av DONCASTER 3108	\$1,468,000	03/08/2024
3	53 Members Dr DONCASTER 3108	\$2,615,000	01/08/2024

**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:

11/09/2024 15:18



 4    3    2

**Property Type:** House  
**Land Size:** 400 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,700,000 - \$1,800,000  
**Median House Price**  
June quarter 2024: \$1,550,000

## Comparable Properties



**36 Bordeaux St DONCASTER 3108 (REI)**

**Agent Comments**

 4    3    2

**Price:** \$1,680,000  
**Method:** Auction Sale  
**Date:** 24/08/2024  
**Property Type:** Townhouse (Res)



**25 Queens Av DONCASTER 3108 (REI)**

**Agent Comments**

 4    3    2

**Price:** \$1,468,000  
**Method:** Auction Sale  
**Date:** 03/08/2024  
**Property Type:** House (Res)



**53 Members Dr DONCASTER 3108 (REI)**

**Agent Comments**

 5    4    2

**Price:** \$2,615,000  
**Method:** Sold Before Auction  
**Date:** 01/08/2024  
**Property Type:** House (Res)  
**Land Size:** 429 sqm approx

**Account - Barry Plant** | P: 03 9842 8888