

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

26 Anthony Avenue, Doncaster Vic 3108

Indicative selling price

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

Range between \$2,080,000

&

\$2,288,000

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	8 Gidgee Av TEMPLESTOWE LOWER 3107	\$1,760,000	24/08/2024
2	12 Dellfield Dr TEMPLESTOWE LOWER 3107	\$2,300,000	18/06/2024
3	37 Caladenia Cirt DONCASTER 3108	\$2,500,000	12/04/2024

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:

27/08/2024 16:47



 4  2  2

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

Indicative Selling Price
\$2,080,000 - \$2,288,000
Median House Price
June quarter 2024: \$1,550,000

Comparable Properties



8 Gidgee Av TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

 4  3  2

Price: \$1,760,000
Method: Private Sale
Date: 24/08/2024
Property Type: House
Land Size: 346 sqm approx



12 Dellfield Dr TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

 5  2  2

Price: \$2,300,000
Method: Private Sale
Date: 18/06/2024
Property Type: House
Land Size: 654 sqm approx



37 Caladenia Cirt DONCASTER 3108 (REI/VG)

Agent Comments

 5  5  2

Price: \$2,500,000
Method: Private Sale
Date: 12/04/2024
Property Type: House
Land Size: 528 sqm approx

Account - Barry Plant | P: 03 9842 8888