

# 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

8/5 Grosvenor Street, Doncaster Vic 3108

### Indicative selling price

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

Range between \$680,000 & \$720,000

### Median sale price

Median price \$1,054,000 Property Type Townhouse Suburb Doncaster

Period - From 09/12/2023 to 08/12/2024 Source Property Data

### 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 | 4/4 Amaroo Ct BOX HILL NORTH 3129 | \$702,500 | 27/11/2024   |
| 2 | 1/734 Doncaster Rd DONCASTER 3108 | \$680,000 | 31/10/2024   |
| 3 | 6/23 Carawatha Rd DONCASTER 3108  | \$690,000 | 17/10/2024   |

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:

09/12/2024 13:04



2   2   1

**Property Type:** Townhouse (Single)

Agent Comments

**Indicative Selling Price**  
\$680,000 - \$720,000  
**Median Townhouse Price**  
09/12/2023 - 08/12/2024: \$1,054,000

## Comparable Properties



**4/4 Amaroo Ct BOX HILL NORTH 3129 (REI)**

Agent Comments

2   1   2

**Price:** \$702,500  
**Method:** Private Sale  
**Date:** 27/11/2024  
**Property Type:** Townhouse (Single)



**1/734 Doncaster Rd DONCASTER 3108 (REI)**

Agent Comments

2   2   1

**Price:** \$680,000  
**Method:** Private Sale  
**Date:** 31/10/2024  
**Property Type:** Townhouse (Res)



**6/23 Carawatha Rd DONCASTER 3108 (REI/VG)**

Agent Comments

2   2   1

**Price:** \$690,000  
**Method:** Private Sale  
**Date:** 17/10/2024  
**Property Type:** Apartment

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951



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