Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 2/35 Ross Street, Doncaster East Vic 3109

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betweer	n \$950,000		&		\$1,045,000			
Median sale price								
Median price	\$1,232,500	Pro	operty Type	Том	/nhouse		Suburb	Doncaster East
Period - From	11/02/2024	to	10/02/2025		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	2/6 Gilmore Rd DONCASTER 3108	\$950,000	28/11/2024
2	2/75 Church Rd DONCASTER 3108	\$1,030,000	07/09/2024
3			

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.

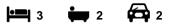
This Statement of Information was prepared on:

11/02/2025 09:12



RT Edgar





Property Type: Townhouse Agent Comments

Indicative Selling Price \$950,000 - \$1,045,000 Median Townhouse Price 11/02/2024 - 10/02/2025: \$1,232,500

Comparable Properties

2/6 Gilmore Rd DONCASTER 3108 (REI/VG) 3 2 2 Price: \$950,000 Method: Sold Before Auction Date: 28/11/2024 Property Type: Townhouse (Res)	Agent Comments
2/75 Church Rd DONCASTER 3108 (REI/VG) 3 2 2 2 Price: \$1,030,000 Method: Auction Sale Date: 07/09/2024 Property Type: Townhouse (Res) Land Size: 207 sqm approx	Agent Comments

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.

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088



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