### 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**<sup>\*</sup> 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.

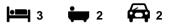
This Statement of Information was prepared on:

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



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria. The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.