

## 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

23 Stanton Street, Doncaster

**Indicative selling price**For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)Single price 

\$1,080,000

**Median sale price**Median price 

\$1,600,000

Property type 

House

Suburb 

Doncaster

Period - From 

1/4/2024

to

30/6/2024

Source 

REIV

**Comparable property sales**

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. 3 Paul Street, Doncaster	\$ 1,270,000	24/02/2024
2. 799 Elgar Road, Doncaster	\$ 1,200,000	11/05/2024
3. 59 Tram Road, Doncaster	\$ 1,235,000	20/04/2024

This Statement of Information was prepared on: 

31/07/2024

## Comparable properties



**\$ 1,270,000**

3 Paul Street, Doncaster, Victoria

DATE: 24/02/2024

PROPERTY TYPE: HOUSE

 3     1  
 2     785 sqm



**\$ 1,200,000**

799 Elgar Road, Doncaster, Victoria

DATE: 11/05/2024

PROPERTY TYPE: HOUSE

 3     1  
 1     821 sqm



**\$ 1,235,000**

59 Tram Road, Doncaster, Victoria

DATE: 20/04/2024

PROPERTY TYPE: HOUSE

 3     1  
 1     654 sqm x

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## Our Difference



Average of only  
21 days on market



We pay your  
marketing fees



Highest price  
guarantee