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	193 George Street, Doncaster Vic 3108
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$1,200,000	&	\$1,300,000

Median sale price

Median price	\$1,410,000	Pro	perty Type	House		Suburb	Doncaster
Period - From	01/10/2024	to	31/12/2024		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

Add	dress of comparable property	Price	Date of sale
1	79 George St DONCASTER EAST 3109	\$1,290,000	31/12/2024
2	371 George St TEMPLESTOWE LOWER 3107	\$1,201,000	14/12/2024
3	51 Winston Dr DONCASTER 3108	\$1,250,000	29/11/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	31/01/2025 14:11
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Property Type: House Land Size: 657 sqm approx

Agent Comments

Indicative Selling Price \$1,200,000 - \$1,300,000 Median House Price December quarter 2024: \$1,410,000

Comparable Properties



79 George St DONCASTER EAST 3109 (REI)

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Price: \$1,290,000 Method: Private Sale Date: 31/12/2024 Property Type: House **Agent Comments**



371 George St TEMPLESTOWE LOWER 3107 (REI)

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Agent Comments

Price: \$1,201,000 **Method:** Auction Sale **Date:** 14/12/2024

Property Type: House (Res) **Land Size:** 688 sqm approx



51 Winston Dr DONCASTER 3108 (REI)

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Price: \$1,250,000 Method: Private Sale Date: 29/11/2024 Property Type: House Land Size: 655 sqm approx Agent Comments

Account - Barry Plant | P: 03 9842 8888





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