

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

44 AUBURN CRESCENT DONCASTER VIC 3108

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$2,350,000

&

\$2,450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,480,000

Property type

House

Suburb

Doncaster

Period-from

01 Dec 2023

to

30 Nov 2024

Source

Corelogic

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 6 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

33 THE BOULEVARDE DONCASTER VIC 3108	\$2,225,000	05-Nov-24
5 TORONTO AVENUE DONCASTER VIC 3108	\$2,160,000	17-Sep-24
2 CROUCH COURT DONCASTER VIC 3108	\$2,690,000	31-Oct-24

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 6 months.~~

This Statement of Information was prepared on: 31 December 2024



33 THE BOULEVARDE DONCASTER Sold Price **\$2,225,000** Sold Date **05-Nov-24**
VIC 3108

4 2 2

Distance **1.42km**



5 TORONTO AVENUE DONCASTER Sold Price ^{RS} **\$2,160,000** ^{UN} Sold Date **17-Sep-24**
VIC 3108

4 3 2

Distance **1.28km**



2 CROUCH COURT DONCASTER Sold Price **\$2,690,000** Sold Date **31-Oct-24**
VIC 3108

4 3 2

Distance **1.54km**

RS = Recent sale

UN = Undisclosed Sale

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