

# 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

11/1-3 Curlew Court, Doncaster Vic 3108

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between

\$920,000

&

\$950,000

### Median sale price

Median price

\$680,000

Property Type

Unit

Suburb

Doncaster

Period - From

01/04/2024

to

30/06/2024

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	Price	Date of sale
1	3/38 Roderick St DONCASTER EAST 3109	\$938,000	21/05/2024
2	3/734 Doncaster Rd DONCASTER 3108	\$930,000	18/04/2024
3	23/222 Williamsons Rd DONCASTER 3108	\$920,000	26/06/2024

**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:

12/07/2024 15:08



Property Type:  
Agent Comments

Indicative Selling Price  
\$920,000 - \$950,000  
Median Unit Price  
June quarter 2024: \$680,000

## Comparable Properties



3/38 Roderick St DONCASTER EAST 3109 (REI/VG) Agent Comments



Price: \$938,000  
Method: Sold Before Auction  
Date: 21/05/2024  
Property Type: Townhouse (Res)



3/734 Doncaster Rd DONCASTER 3108 (REI/VG) Agent Comments



Price: \$930,000  
Method: Private Sale  
Date: 18/04/2024  
Property Type: Townhouse (Res)



23/222 Williamsons Rd DONCASTER 3108 (REI) Agent Comments



Price: \$920,000  
Method: Private Sale  
Date: 26/06/2024  
Property Type: Townhouse (Res)