

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 1/30-32 Larkspur Avenue, Doncaster, VIC 3108

Indicative selling price

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

Price Range \$900,000 & \$990,000

Median sale price

Median price \$1,085,000 Property Type House Suburb Doncaster (3108)
Period - From 03/02/2024 to 02/02/2025 Source Property Data

Comparable property sales

A These are two 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
14 SCARBOROUGH SQUARE, MONT ALBERT NORTH VIC 3129	\$965,000	28/11/2024
2/6 GILMORE ROAD, DONCASTER VIC 3108	\$950,000	28/11/2025

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: 03/02/2025