

## 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

36 BOYD STREET DONCASTER VIC 3108

### 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

or range  
between

\$1,400,000

&

\$1,540,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,450,000

Property type

House

Suburb

Doncaster

Period-from

01 Feb 2024

to

31 Jan 2025

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

27 ADA STREET DONCASTER VIC 3108	\$1,430,000	02-Nov-24
38 COUNCIL STREET DONCASTER VIC 3108	\$1,500,000	18-Oct-24
21 TURANA STREET DONCASTER VIC 3108	\$1,500,000	28-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: 21 February 2025



**27 ADA STREET DONCASTER VIC 3108**

Sold Price

<sup>RS</sup> **\$1,430,000**

Sold Date **02-Nov-24**

4 2 -

Distance **0.38km**



**38 COUNCIL STREET DONCASTER VIC 3108**

Sold Price

**\$1,500,000**

Sold Date **18-Oct-24**

4 2 2

Distance **1.18km**



**21 TURANA STREET DONCASTER VIC 3108**

Sold Price

Sold Date **28-Oct-24**

4 2 2

Distance **1.41km**

RS = Recent sale

UN = Undisclosed Sale

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