

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 12 Walker Street, Doncaster, VIC 3108

Indicative selling price

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

Price Range \$1,500,000 & \$1,580,000

Median sale price

Median price \$1,357,500 Property Type House Suburb Doncaster (3108)

Period - From 10/10/2023 to 10/10/2024 Source Realestae

Comparable property sales

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
21 CANTALA DRIVE, DONCASTER VIC 3108	\$1,400,888	11/10/2024
156 CHURCH ROAD, DONCASTER VIC 3108	\$1,372,000	14/09/2024
32 COOLABAH STREET, DONCASTER VIC 3108	\$1,369,000	29/08/2024

This Statement of Information was prepared on: 10/10/2024