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

1/642 Doncaster Road, Doncaster Vic 3108

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$760,000		&		\$800,000					
Median sale pr	rice									
Median price	\$1,086,500	Pro	operty Type	Том	nhouse		Suburb	Doncaster		
Period - From	28/02/2024	to	27/02/2025		So	ource	Property	/ Data		

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.

Add	dress of comparable property	Price	Date of sale
1	16 Harvest Ct DONCASTER 3108	\$788,000	24/01/2025
2	18a High St DONCASTER 3108	\$849,000	30/11/2024
3	3/6 Hill Ct DONCASTER 3108	\$810,000	22/11/2024

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.

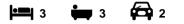
This Statement of Information was prepared on:

28/02/2025 09:50









Property Type: Townhouse (Res) Agent Comments

Indicative Selling Price \$760,000 - \$800,000 Median Townhouse Price 28/02/2024 - 27/02/2025: \$1,086,500

Comparable Properties



3 **2** 3 Price: \$788.000

16 Harvest Ct DONCASTER 3108 (REI)

Method: Private Sale Date: 24/01/2025 Property Type: Townhouse (Res)

18a High St DONCASTER 3108 (REI/VG)



Price: \$849,000 Method: Auction Sale



Date: 30/11/2024 Property Type: Townhouse (Res) Land Size: 121 sqm approx



Agent Comments

Agent Comments

Agent Comments

Price: \$810,000 Method: Private Sale Date: 22/11/2024 Property Type: Townhouse (Res) Land Size: 224 sqm approx

Account - VICPROP | P: 03 8888 1011



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent, Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.