

## 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

31 QUEENS AVENUE DONCASTER VIC 3108

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,350,000

&

\$1,450,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,550,500

Property type

House

Suburb

Doncaster

Period-from

01 Sep 2023

to

31 Aug 2024

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

19 BURILLA AVENUE DONCASTER VIC 3108	\$1,550,000	21-Apr-24
34 KIEWA STREET DONCASTER VIC 3108	\$1,410,000	13-Apr-24
74 LEEDS STREET DONCASTER EAST VIC 3109	\$1,770,000	18-May-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: 18 September 2024



**19 BURILLA AVENUE DONCASTER  
VIC 3108**

 3  1  2

Sold Price

**\$1,550,000**

Sold Date

**21-Apr-24**

Distance

**0.42km**



**34 KIEWA STREET DONCASTER  
VIC 3108**

 3  1  1

Sold Price

**\$1,410,000**

Sold Date

**13-Apr-24**

Distance

**0.36km**



**74 LEEDS STREET DONCASTER  
EAST VIC 3109**

 3  1  2

Sold Price

**\$1,770,000**

Sold Date

**18-May-24**

Distance

**1.62km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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