

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 G07/19 Frederick Street, Doncaster Vic 3108

Indicative selling price

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

Range between \$640,000 & \$704,000

Median sale price

Median price \$660,000 Property Type Unit Suburb Doncaster

Period - From 21/02/2024 to 20/02/2025 Source 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.

	Address of comparable property	Price	Date of sale
1	1/23 Carawatha Rd DONCASTER 3108	\$670,000	28/12/2024
2	6/23 Carawatha Rd DONCASTER 3108	\$690,000	17/10/2024
3	408/65 Stables Cirt DONCASTER 3108	\$665,000	21/08/2024

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: 21/02/2025 10:52



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Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$640,000 - \$704,000

Median Unit Price
21/02/2024 - 20/02/2025: \$660,000

Comparable Properties



1/23 Carawatha Rd DONCASTER 3108 (REI)

[Agent Comments](#)

2 2 1

Price: \$670,000
Method: Private Sale
Date: 28/12/2024
Property Type: Apartment



6/23 Carawatha Rd DONCASTER 3108 (REI/VG)

[Agent Comments](#)

2 2 1

Price: \$690,000
Method: Private Sale
Date: 17/10/2024
Property Type: Apartment



408/65 Stables Cirt DONCASTER 3108 (REI/VG)

[Agent Comments](#)

2 2 1

Price: \$665,000
Method: Private Sale
Date: 21/08/2024
Property Type: Apartment