

# 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

59 Wetherby Road, Doncaster Vic 3108

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between

\$1,780,000

&

\$1,880,000

### Median sale price

Median price

\$1,447,500

Property Type

House

Suburb

Doncaster

Period - From

01/07/2024

to

30/09/2024

Source

REIV

### 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	37 Wetherby Rd DONCASTER 3108	\$1,966,600	07/05/2024
2	40 Gedye St DONCASTER EAST 3109	\$1,610,000	20/04/2024
3	50 Windella Qdrnt DONCASTER 3108	\$2,190,000	18/04/2024

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:

18/11/2024 17:37

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**Indicative Selling Price**

\$1,780,000 - \$1,880,000

**Median House Price**

September quarter 2024: \$1,447,500



 4  2  4

**Property Type:** House

**Land Size:** 730 sqm approx

**Agent Comments**

## Comparable Properties



**37 Wetherby Rd DONCASTER 3108 (REI/VG)**

**Agent Comments**

 6  6  2

**Price:** \$1,966,600

**Method:** Private Sale

**Date:** 07/05/2024

**Property Type:** House

**Land Size:** 650 sqm approx



**40 Gedye St DONCASTER EAST 3109 (REI/VG)**

**Agent Comments**

 4  3  3

**Price:** \$1,610,000

**Method:** Auction Sale

**Date:** 20/04/2024

**Property Type:** House (Res)

**Land Size:** 654 sqm approx



**50 Windella Qdrnt DONCASTER 3108 (REI/VG)**

**Agent Comments**

 5  5  2

**Price:** \$2,190,000

**Method:** Private Sale

**Date:** 18/04/2024

**Property Type:** House

**Land Size:** 661 sqm approx

**Account - Barry Plant** | P: 03 9842 8888