

# 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 Woodhouse Road, Doncaster East Vic 3109

### Indicative selling price

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

Range between

\$1,500,000

&

\$1,650,000

### Median sale price

Median price

\$1,600,000

Property Type

House

Suburb

Doncaster East

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	3 Carisbrook Ct DONCASTER EAST 3109	\$1,580,000	25/07/2024
2	2 Paula Cr DONCASTER EAST 3109	\$1,485,000	15/06/2024
3	6 Maude Av DONCASTER EAST 3109	\$1,600,000	13/05/2024

**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:

19/11/2024 14:41

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3 2 2

**Property Type:** House  
**Land Size:** 841 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,500,000 - \$1,650,000  
**Median House Price**  
September quarter 2024: \$1,600,000

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.

## Comparable Properties



**3 Carisbrook Ct DONCASTER EAST 3109 (REI/VG)**

**Agent Comments**

4 2 2

**Price:** \$1,580,000  
**Method:** Sold Before Auction  
**Date:** 25/07/2024  
**Property Type:** House (Res)  
**Land Size:** 724 sqm approx



**2 Paula Cr DONCASTER EAST 3109 (REI/VG)**

**Agent Comments**

4 2 2

**Price:** \$1,485,000  
**Method:** Auction Sale  
**Date:** 15/06/2024  
**Property Type:** House (Res)  
**Land Size:** 721 sqm approx



**6 Maude Av DONCASTER EAST 3109 (REI/VG)**

**Agent Comments**

4 1 2

**Price:** \$1,600,000  
**Method:** Private Sale  
**Date:** 13/05/2024  
**Property Type:** House (Res)  
**Land Size:** 803 sqm approx

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