

# 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 38A Windella Quadrant, Doncaster, VIC 3108

### Indicative selling price

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

Price Range \$1,100,000 & \$1,150,000

### Median sale price

Median price \$1,078,000 Property Type Unit Suburb Doncaster (3108)

Period - From 16/12/2023 to 15/12/2024 Source Property Data

### Comparable property sales

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
3/20 ELIZABETH STREET, DONCASTER EAST VIC 3109	\$1,125,000	16/11/2024
6/22 BAYLEY GROVE, DONCASTER VIC 3108	\$1,150,000	26/07/2024
2/28 BORONIA GROVE, DONCASTER EAST VIC 3109	\$1,100,000	13/07/2024

This Statement of Information was prepared on: 16/12/2024