

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

48 Wilsons Road, Doncaster Vic 3108

Indicative selling price

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

Range between \$1,780,000

&

\$1,850,000

Median sale price

Median price \$1,569,000

Property Type House

Suburb Doncaster

Period - From 01/07/2023

to

30/06/2024

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	7 Woodland St DONCASTER 3108	\$1,825,000	29/06/2024
2	50 Auburn Cr DONCASTER 3108	\$1,825,000	20/05/2024
3	27 Auburn Cr DONCASTER 3108	\$1,824,801	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:

17/09/2024 17:21



4 4 2

Property Type: House (Res)
Land Size: 361 sqm approx
Agent Comments

Indicative Selling Price
\$1,780,000 - \$1,850,000
Median House Price
Year ending June 2024: \$1,569,000

Comparable Properties



7 Woodland St DONCASTER 3108 (REI)

Agent Comments

4 3 2

Land Size: 379

Price: \$1,825,000
Method: Auction Sale
Date: 29/06/2024
Property Type: Townhouse (Res)



50 Auburn Cr DONCASTER 3108 (VG)

Agent Comments

4 - -

Price: \$1,825,000
Method: Sale
Date: 20/05/2024
Property Type: House (Res)
Land Size: 212 sqm approx



27 Auburn Cr DONCASTER 3108 (REI/VG)

Agent Comments

4 2 2

Price: \$1,824,801
Method: Private Sale
Date: 18/04/2024
Property Type: House (Res)
Land Size: 300 sqm approx