

# 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

5/6-8 Elm Tree 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)

Single price

\$735,000

### 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	4/82-84 Tram Rd DONCASTER 3108	\$755,000	03/09/2024
2	3/10 Curlew Ct DONCASTER 3108	\$700,000	07/05/2024
3	8/38 Westfield Dr DONCASTER 3108	\$755,000	24/04/2024

**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 10:44

Annabelle Feng  
8888 2000  
0409 384 144  
afeng@rtedgar.com.au

Indicative Selling Price  
\$735,000

Median House Price  
Year ending June 2024: \$1,569,000



3 2 1

Property Type: Unit  
Agent Comments

Comparable Properties



4/82-84 Tram Rd DONCASTER 3108 (REI)

Agent Comments

3 2 2

Price: \$755,000  
Method: Private Sale  
Date: 03/09/2024  
Property Type: Townhouse (Single)

3/10 Curlew Ct DONCASTER 3108 (VG)

Agent Comments

3 - -

Price: \$700,000  
Method: Sale  
Date: 07/05/2024  
Property Type: Flat/Unit/Apartment (Res)



8/38 Westfield Dr DONCASTER 3108 (REI/VG)

Agent Comments

3 2 2

Price: \$755,000  
Method: Private Sale  
Date: 24/04/2024  
Property Type: Apartment