

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

7 Wilma Court, Doncaster

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$1,350,000

Median sale price

Median price \$1,600,000

Property type House

Suburb Doncaster

Period - From 1/4/2024

to

30/7/2024

Source REIV

Comparable property sales

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. 34 Kiewa Street, Doncaster	\$ 1,410,000	13/04/2024
2. 29 Highview Drive, Doncaster	\$ 1,435,000	15/06/2024
3. 36 Kiewa Street, Doncaster	\$ 1,220,000	6/04/2024

This Statement of Information was prepared on: 9/08/2024

Comparable properties



\$ 1,410,000

34 Kiewa Street, Doncaster, Victoria

DATE: 13/04/2024

PROPERTY TYPE: HOUSE

 3  1
 1  703 sqm



\$ 1,435,000

29 Highview Drive, Doncaster, Victoria

DATE: 15/06/2024

PROPERTY TYPE: HOUSE

 4  1
 2  728 sqm



\$ 1,220,000

36 Kiewa Street, Doncaster, Victoria

DATE: 6/04/2024

PROPERTY TYPE: HOUSE

 3  1
 2  882 sqm x

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Our Difference



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21 days on market



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