

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 Gray Street, Doncaster

Indicative selling price

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

Single price

\$ 1,385,000

Median sale price

Median price

\$1,400,000

Property type

House

Suburb

Doncaster

Period - From

July 2024

to

Sept 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 4 Hillingdon Crescent, Doncaster	\$ 1,365,000	18/06/2024
2 31 Finlayson Street, Doncaster	\$ 1,600,000	29/08/2024
3 49 Koolkuna Avenue, Doncaster	\$ 1,405,888	17/07/2024

This Statement of Information was prepared on:

14/11/2024

Comparable properties



\$1,365,000

4 Hillingdon Crescent, Doncaster, Victoria

DATE: 18/06/2024

PROPERTY TYPE: HOUSE



4



2



2



780 sqm



\$1,600,000

31 Finlayson Street, Doncaster, Victoria

DATE: 29/08/2024

PROPERTY TYPE: HOUSE



3



1



1



723 sqm



\$1,405,888

49 Koolkuna Avenue, Doncaster, Victoria

DATE: 17/07/2024

PROPERTY TYPE: HOUSE



4



2



655 sqm x

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Our Difference



Average of only
21 days on market



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