

# 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

33 St Clems Road, Doncaster East VIC 3109

### Indicative selling price

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

Range between

\$1,050,000

&

\$1,150,000

### Median sale price

Median price

\$915,000

Property Type

Unit

Suburb

Doncaster East

Period - From

21/09/2024

to

20/03/2025

Source

core\_logic

### 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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
3/4 Elvie Street Doncaster East VIC 3109	\$1,018,000	15/03/2025
2/77 Beverley Street Doncaster East VIC 3109	\$1,056,000	15/03/2025
115A Blackburn Road Doncaster East VIC 3109	\$1,105,000	13/03/2025

This Statement of Information was prepared on:

21/03/2025