

# 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 4 Roderick Street, 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)

Price Range \$3,000,000 & \$3,300,000

### Median sale price

Median price \$1,595,000 Property Type House Suburb Doncaster East (3109)

Period - From 24/01/2024 to 23/01/2025 Source Property Data

### Comparable property sales

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
8 ELM COURT, TEMPLESTOWE VIC 3106	\$3,080,000	09/11/2024
14 TOWONG COURT, DONCASTER EAST VIC 3109	\$3,100,000	16/03/2024
3 CHILTERN COURT, DONCASTER EAST VIC 3109	\$3,288,000	27/01/2024

This Statement of Information was prepared on: 24/01/2025