

# 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 5/61-63 George 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)

Range between \$850,000 & \$910,000

### Median sale price

Median price \$976,000 Property Type Unit Suburb Doncaster East

Period - From 01/10/2024 to 31/12/2024 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	1/5 Blanche Ct DONCASTER EAST 3109	\$845,000	01/02/2025
2	1/8 Ireland Av DONCASTER EAST 3109	\$857,000	23/09/2024
3	1/5-9 Dehnert St DONCASTER EAST 3109	\$948,888	26/08/2024

**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: 20/02/2025 11:05



 3    1    2

**Property Type:** Unit

**Agent Comments**

**Indicative Selling Price**

\$850,000 - \$910,000

**Median Unit Price**

December quarter 2024: \$976,000

## Comparable Properties



**1/5 Blanche Ct DONCASTER EAST 3109 (REI)**

**Agent Comments**

 3    1    1

**Price:** \$845,000

**Method:** Auction Sale

**Date:** 01/02/2025

**Property Type:** Unit



**1/8 Ireland Av DONCASTER EAST 3109 (REI/VG)**

**Agent Comments**

 3    1    1

**Price:** \$857,000

**Method:** Private Sale

**Date:** 23/09/2024

**Property Type:** Unit

**Land Size:** 269 sqm approx



**1/5-9 Dehnert St DONCASTER EAST 3109 (REI)**

**Agent Comments**

 3    1    2

**Price:** \$948,888

**Method:** Private Sale

**Date:** 26/08/2024

**Property Type:** Unit

**Account - Barry Plant** | P: 03 9842 8888