

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

13 Boyd Street, Doncaster Vic 3108

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$2,200,000

&

\$2,400,000

Median sale price

Median price \$1,520,000

Property Type House

Suburb Doncaster

Period - From 26/08/2023

to

25/08/2024

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	25 Aberdeen Dr DONCASTER 3108	\$2,360,000	24/05/2024
2	22 Verdant Cr DONCASTER 3108	\$2,245,000	15/05/2024
3	13 Verdant Cr DONCASTER 3108	\$2,200,000	11/05/2024

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:

26/08/2024 13:14



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 2

Property Type: House (Res)

Land Size: 433 sqm approx

Agent Comments

Indicative Selling Price

\$2,200,000 - \$2,400,000

Median House Price

26/08/2023 - 25/08/2024: \$1,520,000

Comparable Properties



25 Aberdeen Dr DONCASTER 3108 (REI/VG)

Agent Comments

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 4
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Price: \$2,360,000

Method: Private Sale

Date: 24/05/2024

Property Type: House

Land Size: 392 sqm approx



22 Verdant Cr DONCASTER 3108 (REI/VG)

Agent Comments

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Price: \$2,245,000

Method: Private Sale

Date: 15/05/2024

Property Type: House

Land Size: 372 sqm approx



13 Verdant Cr DONCASTER 3108 (REI/VG)

Agent Comments

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 2

Price: \$2,200,000

Method: Auction Sale

Date: 11/05/2024

Property Type: House (Res)

Land Size: 416 sqm approx