

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

3/18 DAPHNE STREET DONCASTER EAST VIC 3109

Indicative selling price

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

Single Price

or range
between

\$948,000

&

\$1,038,800

Median sale price

(*Delete house or unit as applicable)

Median Price

\$892,500

Property type

Unit

Suburb

Doncaster East

Period-from

01 Feb 2024

to

31 Jan 2025

Source

Corelogic

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 6 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

| | | |
|---|-------------|-----------|
| 97/31-35 VICTORIA STREET DONCASTER VIC 3108 | \$1,000,000 | 14-Jan-25 |
| 2/75 CHURCH ROAD DONCASTER VIC 3108 | \$1,030,000 | 07-Sep-24 |
| 1/57-59 WHITTENS LANE DONCASTER VIC 3108 | \$1,275,000 | 07-Sep-24 |

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 6 months.

This Statement of Information was prepared on: 12 February 2025

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**97/31-35 VICTORIA STREET
DONCASTER VIC 3108**

3 2 1

Sold Price **\$1,000,000** Sold Date **14-Jan-25**

Distance **0.39km**



**2/75 CHURCH ROAD DONCASTER
VIC 3108**

3 2 2

Sold Price **\$1,030,000** Sold Date **07-Sep-24**

Distance **1.01km**



**1/57-59 WHITTENS LANE
DONCASTER VIC 3108**

3 2 2

Sold Price **\$1,275,000** Sold Date **07-Sep-24**

Distance **1.56km**

RS = Recent sale UN = Undisclosed Sale

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