

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

26 Renshaw Street, Doncaster East Vic 3109

Indicative selling price

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

Single price

\$2,880,000

Median sale price

Median price

\$1,620,000

Property Type

House

Suburb

Doncaster East

Period - From

01/01/2024

to

31/03/2024

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	14 Towong Ct DONCASTER EAST 3109	\$3,100,000	16/03/2024
2	15 Gifford Rd DONCASTER 3108	\$2,980,000	24/12/2023
3	25 Middlefield Dr BLACKBURN NORTH 3130	\$2,365,000	15/10/2023

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:

22/04/2024 16:37



 5  4  2

Property Type: House (Res)

Land Size: 752 sqm approx

Agent Comments

Indicative Selling Price

\$2,880,000

Median House Price

March quarter 2024: \$1,620,000

Comparable Properties



14 Towong Ct DONCASTER EAST 3109 (REI)

Agent Comments

 5  5  2

Price: \$3,100,000

Method: Auction Sale

Date: 16/03/2024

Property Type: House (Res)

Land Size: 790 sqm approx



15 Gifford Rd DONCASTER 3108 (REI/VG)

Agent Comments

 5  5  3

Price: \$2,980,000

Method: Private Sale

Date: 24/12/2023

Property Type: House

Land Size: 725 sqm approx



25 Middlefield Dr BLACKBURN NORTH 3130 (REI/VG)

Agent Comments

 5  5  2

Price: \$2,365,000

Method: Sold Before Auction

Date: 15/10/2023

Property Type: House (Res)

Land Size: 697 sqm approx

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