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	26 Renshaw Street, Doncaster East Vic 3109
Including suburb and	
postcode	

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	Pro	perty 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

Add	dress 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

В* 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













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)

1 5





=1)

Agent Comments

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)

5







Agent Comments

Agent Comments

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)

= 5







Price: \$2,365,000

Method: Sold Before Auction

Date: 15/10/2023

Property Type: House (Res) **Land Size:** 697 sqm approx

Account - Barry Plant | P: (03) 9431 1243





The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.