

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

1/798 Elgar Road, Doncaster Vic 3108

Indicative selling price

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

Single price

\$899,000

Median sale price

Median price

\$1,087,500

Property Type

Townhouse

Suburb

Doncaster

Period - From

01/07/2023

to

30/06/2024

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	1/4 Whittens La DONCASTER 3108	\$910,000	05/06/2024
2	4/506 Doncaster Rd DONCASTER 3108	\$858,000	31/05/2024
3	204/83 Tram Rd DONCASTER 3108	\$850,000	10/04/2024

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:

01/07/2024 13:32



 4  2  2

Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$899,000

Median Townhouse Price

01/07/2023 - 30/06/2024: \$1,087,500

Comparable Properties



1/4 Whittens La DONCASTER 3108 (REI)

Agent Comments

 4  2  2

Price: \$910,000

Method: Private Sale

Date: 05/06/2024

Property Type: Townhouse (Single)



4/506 Doncaster Rd DONCASTER 3108 (REI)

Agent Comments

 4  3  2

Price: \$858,000

Method: Private Sale

Date: 31/05/2024

Property Type: Townhouse (Res)



204/83 Tram Rd DONCASTER 3108 (REI)

Agent Comments

 4  2  2

Price: \$850,000

Method: Private Sale

Date: 10/04/2024

Property Type: Unit