

# 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

162 High Street, Doncaster Vic 3108

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$1,500,000

&

\$1,650,000

### Median sale price

Median price \$1,505,000

Property Type House

Suburb Doncaster

Period - From 01/10/2023

to

31/12/2023

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	6 Cambridge Wynd TEMPLESTOWE LOWER 3107	\$1,635,000	31/10/2023
2	7 Saxon St DONCASTER 3108	\$1,560,000	12/01/2024
3	15 Glenair St TEMPLESTOWE LOWER 3107	\$1,505,000	27/01/2024

**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:

06/02/2024 13:16



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$1,500,000 - \$1,650,000  
**Median House Price**  
December quarter 2023: \$1,505,000

## Comparable Properties



**6 Cambridge Wynd TEMPLESTOWE LOWER 3107 (REI)**

Agent Comments



**Price:** \$1,635,000  
**Method:** Sold Before Auction  
**Date:** 31/10/2023  
**Property Type:** House (Res)  
**Land Size:** 676 sqm approx



**7 Saxon St DONCASTER 3108 (REI)**

Agent Comments



**Price:** \$1,560,000  
**Method:** Sold Before Auction  
**Date:** 12/01/2024  
**Property Type:** House (Res)  
**Land Size:** 673 sqm approx



**15 Glenair St TEMPLESTOWE LOWER 3107 (REI)**

Agent Comments



**Price:** \$1,505,000  
**Method:** Auction Sale  
**Date:** 27/01/2024  
**Property Type:** House (Res)  
**Land Size:** 767 sqm approx

**Account - Woodards** | P: 03 9842 1188 | F: 03 9842 1799