

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

6/32 Ballamore Crescent, Doncaster Vic 3108

Indicative selling price

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

Range between \$600,000 & \$660,000

Median sale price

Median price \$670,000 Property Type Unit Suburb Doncaster

Period - From 01/10/2024 to 31/12/2024 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	2/11 Milne St TEMPLESTOWE 3106	\$576,122	14/10/2024
2	10/224 Williamsons Rd DONCASTER 3108	\$670,000	12/10/2024
3	2/111 James St TEMPLESTOWE 3106	\$658,000	08/10/2024

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:

06/03/2025 16:56



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Property Type: Unit
Land Size: 193 sqm approx
Agent Comments

Indicative Selling Price
\$600,000 - \$660,000
Median Unit Price
December quarter 2024: \$670,000

Comparable Properties



2/11 Milne St TEMPLESTOWE 3106 (REI/VG)

Agent Comments

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Price: \$576,122
Method: Private Sale
Date: 14/10/2024
Property Type: Unit



10/224 Williamsons Rd DONCASTER 3108 (REI/VG)

Agent Comments

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Price: \$670,000
Method: Auction Sale
Date: 12/10/2024
Property Type: Unit
Land Size: 204 sqm approx



2/111 James St TEMPLESTOWE 3106 (REI/VG)

Agent Comments

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Price: \$658,000
Method: Private Sale
Date: 08/10/2024
Property Type: Unit

Account - Barry Plant | P: 03 9842 8888