

## 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

1/4 GEDYE STREET DONCASTER EAST VIC 3109

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$790,000

&

\$850,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,581,000

Property type

House

Suburb

Doncaster East

Period-from

01 Feb 2024

to

31 Jan 2025

Source

Corelogic

### 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 6 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

3/28 BORONIA GROVE DONCASTER EAST VIC 3109	1060000	26-Oct-24
2/14 DUNOON STREET DONCASTER VIC 3108	910000	14-Dec-24
5/4 BOWEN ROAD DONCASTER EAST VIC 3109	888000	04-Sep-24

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 6 months.

This Statement of Information was prepared on: 14 February 2025



**3/28 BORONIA GROVE  
 DONCASTER EAST VIC 3109**

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Sold Price **1060000** Sold Date **26-Oct-24**

Distance **0.8km**



**2/14 DUNOON STREET  
 DONCASTER VIC 3108**

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Sold Price <sup>RS</sup> **910000**<sup>UN</sup> Sold Date **14-Dec-24**

Distance **0.78km**



**5/4 BOWEN ROAD DONCASTER  
 EAST VIC 3109**

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Sold Price **888000** Sold Date **04-Sep-24**

Distance **1.2km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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