

# 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 20A Studley Street, Doncaster, VIC 3108

### Indicative selling price

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

Price Range

\$750,000

&

\$790,000

### Median sale price

Median price

\$625,000

Property Type

Unit

Suburb

Doncaster (3108)

Period - From

01/10/2023

to

30/09/2024

Source

Realestate

### Comparable property sales

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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
7/35 FOOTE STREET, TEMPLESTOWE LOWER VIC 3107	\$715,000	17/10/2024
4/7 SERPELLS ROAD, TEMPLESTOWE VIC 3106	\$760,000	08/10/2024
4/82-84 Tram Road, Doncaster	\$755,000	03/09/2024

This Statement of Information was prepared on: 18/10/2024