

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 Victoria Street, Doncaster Vic 3108

Indicative selling price

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

Range between \$1,500,000 & \$1,650,000

Median sale price

Median price \$1,480,375 Property Type House Suburb Doncaster

Period - From 31/01/2024 to 30/01/2025 Source Property Data

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	12 Orion PI DONCASTER EAST 3109	\$1,618,800	20/12/2024
2	9 Yallaroo Ct DONCASTER EAST 3109	\$1,550,000	10/12/2024
3	1 Winbrook Ct DONCASTER 3108	\$1,650,000	20/09/2024

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:

31/01/2025 11:18

6 Victoria Street, Doncaster Vic 3108



Property Type:
Agent Comments

Indicative Selling Price
\$1,500,000 - \$1,650,000
Median House Price
31/01/2024 - 30/01/2025: \$1,480,375

Comparable Properties



12 Orion PI DONCASTER EAST 3109 (REI)

Agent Comments



Price: \$1,618,800
Method: Private Sale
Date: 20/12/2024
Property Type: House (Res)
Land Size: 727 sqm approx



9 Yallaroo Ct DONCASTER EAST 3109 (VG)

Agent Comments



Price: \$1,550,000
Method: Sale
Date: 10/12/2024
Property Type: House (Res)
Land Size: 670 sqm approx



1 Winbrook Ct DONCASTER 3108 (VG)

Agent Comments



Price: \$1,650,000
Method: Sale
Date: 20/09/2024
Property Type: House (Res)
Land Size: 790 sqm approx

Account - McGrath Doncaster | P: 03 8822 6188



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