

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

11/885-889 DONCASTER ROAD DONCASTER EAST VIC 3109

Indicative selling price

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

Single Price

or range
between

\$580,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$892,500

Property type

Unit

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

| Address of comparable property | Price | Date of sale |
|---|-----------|--------------|
| 2/1137-1139 DONCASTER ROAD DONVALE VIC 3111 | \$624,250 | 15-Nov-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: 18 February 2025

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**2/1137-1139 DONCASTER ROAD
DONVALE VIC 3111**

Sold Price

\$624,250

Sold Date

15-Nov-24

 2

 1

 1

Distance

2.27km

RS = Recent sale

UN = Undisclosed Sale

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