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	7/885-889 Doncaster Road, Doncaster East Vic 3109
Including suburb and	
postcode	

Indicative selling price

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

Range between \$600,000 & \$660,	,000
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Median sale price

Median price	\$635,000	Pro	perty Type Un	it		Suburb	Doncaster East
Period - From	13/12/2023	to	12/12/2024	So	urce	Property	v 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

Add	dress of comparable property	Price	Date of sale
1	105/3 Mitchell St DONCASTER EAST 3109	\$585,000	26/09/2024
2	317/3 Mitchell St DONCASTER EAST 3109	\$577,000	13/08/2024
3	4/885-889 Doncaster Rd DONCASTER EAST 3109	\$625,000	01/05/2024

OR

В* 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:	13/12/2024 13:45









Property Type: Apartment Agent Comments

Indicative Selling Price \$600,000 - \$660,000 Median Unit Price 13/12/2023 - 12/12/2024: \$635,000

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.

Comparable Properties



105/3 Mitchell St DONCASTER EAST 3109 (REI)

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Agent Comments

Price: \$585,000 **Method:** Private Sale **Date:** 26/09/2024

Property Type: Apartment



317/3 Mitchell St DONCASTER EAST 3109 (REI/VG)

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Agent Comments

Price: \$577,000 Method: Private Sale Date: 13/08/2024

Property Type: Apartment



4/885-889 Doncaster Rd DONCASTER EAST 3109 (REI)

) Agent Comments

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3

Price: \$625,000 Method: Private Sale Date: 01/05/2024

Property Type: Apartment

Account - Barry Plant | P: 03 9842 8888





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