

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

39a Coolabah Street, Doncaster Vic 3108

Indicative selling price

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

Single price

\$980,000

Median sale price

Median price

\$1,498,000

Property Type

House

Suburb

Doncaster

Period - From

01/10/2023

to

30/09/2024

Source

REIV

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	21a Wimmera St BOX HILL NORTH 3129	\$1,000,000	02/11/2024
2	12 Victoria St DONCASTER 3108	\$1,050,000	14/09/2024
3	1/732 Doncaster Rd DONCASTER 3108	\$970,000	30/06/2024

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:

09/11/2024 11:51



 3  2 

Property Type: House (Res)

Land Size: 472 sqm approx

Agent Comments

No body corp, next to the park.

Indicative Selling Price

\$980,000

Median House Price

Year ending September 2024: \$1,498,000

Comparable Properties



21a Wimmera St BOX HILL NORTH 3129 (REI)

Agent Comments

 3  1  2

Price: \$1,000,000

Method: Auction Sale

Date: 02/11/2024

Property Type: House (Res)



12 Victoria St DONCASTER 3108 (REI)

Agent Comments

 3  1  2

Price: \$1,050,000

Method: Auction Sale

Date: 14/09/2024

Property Type: House (Res)

Land Size: 529 sqm approx



1/732 Doncaster Rd DONCASTER 3108 (REI/VG)

Agent Comments

 3  2  2

Price: \$970,000

Method: Private Sale

Date: 30/06/2024

Property Type: Townhouse (Single)