

# 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

3/72 AYR STREET, Doncaster, VIC 3108

### Indicative selling price

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

Price Range

\$690,000

&

\$750,000

### Median sale price

Median price

\$567,500

Property Type

House

Suburb

Doncaster (3108)

Period - From

08/10/2023

to

08/10/2024

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
4/7 WALDAU COURT, DONCASTER VIC 3108	\$693,500	27/07/2024
4/6-10 DARCY STREET, DONCASTER VIC 3108	\$756,000	13/07/2024
2/37 AYR STREET, DONCASTER VIC 3108	\$790,000	22/06/2024

This Statement of Information was prepared on: 08/10/2024