

## 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

1/765-767 DONCASTER ROAD DONCASTER VIC 3108

### Indicative selling price

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

Single Price

or range  
between

\$555,000

&

\$600,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$650,900

Property type

Unit

Suburb

Doncaster

Period-from

01 Mar 2023

to

29 Feb 2024

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

15/1 GROSVENOR STREET DONCASTER VIC 3108	\$530,000	28-Aug-23
14/1 GROSVENOR STREET DONCASTER VIC 3108	\$530,000	12-Jul-23
514/1 GROSVENOR STREET DONCASTER VIC 3108	\$550,000	17-Jan-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 March 2024



**15/1 GROSVENOR STREET  
DONCASTER VIC 3108**

 2  1  1

Sold Price **\$530,000** Sold Date **28-Aug-23**

Distance **0.69km**

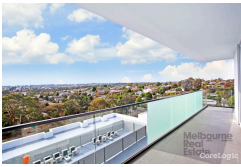


**14/1 GROSVENOR STREET  
DONCASTER VIC 3108**

 2  1  1

Sold Price **\$530,000** Sold Date **12-Jul-23**

Distance **0.71km**



**514/1 GROSVENOR STREET  
DONCASTER VIC 3108**

 2  1  1

Sold Price **\$550,000** Sold Date **17-Jan-24**

Distance **0.71km**

RS = Recent sale      UN = Undisclosed Sale

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