

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sale

Address
Including suburb or
locality and postcode

31 Gray Street, Donald Vic 3480

Indicative selling price

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

Single price \$396,000.00

Median sale price

Median price \$242,500

Property type House

Suburb Donald

Period - From March 2024

to

Feb 2025

Source Realestate.com

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 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. 22 Corack Street, Donald Vic 3480	\$380,000.00	13/09/2024
2. 4 Campbell Street, Donald Vic 3480	\$290,000.00	08/10/2024
3. 5 Camp Street, Donald Vic 3480	\$300,000.00	14/03/2024

This Statement of Information was prepared on: 17/03/2025