

# 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 Woorarra Avenue, Doncaster East Vic 3109

### Indicative selling price

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

Range between

\$1,250,000

&

\$1,350,000

### Median sale price

Median price

\$1,525,000

Property Type

House

Suburb

Doncaster East

Period - From

01/10/2024

to

31/12/2024

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 | 17 Major St DONCASTER EAST 3109   | \$1,400,000 | 15/01/2025   |
| 2 | 40 Rosella St DONCASTER EAST 3109 | \$1,330,000 | 29/11/2024   |
| 3 | 65 Polaris Dr DONCASTER EAST 3109 | \$1,250,000 | 07/11/2024   |

**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:

01/04/2025 11:56



 4  1  2

**Property Type:** House  
**Land Size:** 726 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,250,000 - \$1,350,000  
**Median House Price**  
December quarter 2024: \$1,525,000

## Comparable Properties



**17 Major St DONCASTER EAST 3109 (VG)**

**Agent Comments**

 3  -  -

**Price:** \$1,400,000  
**Method:** Sale  
**Date:** 15/01/2025  
**Property Type:** House (Res)  
**Land Size:** 714 sqm approx



**40 Rosella St DONCASTER EAST 3109 (REI/VG)**

**Agent Comments**

 4  2  2

**Price:** \$1,330,000  
**Method:** Sold Before Auction  
**Date:** 29/11/2024  
**Property Type:** House (Res)  
**Land Size:** 726 sqm approx



**65 Polaris Dr DONCASTER EAST 3109 (REI/VG)**

**Agent Comments**

 4  2  2

**Price:** \$1,250,000  
**Method:** Private Sale  
**Date:** 07/11/2024  
**Property Type:** House (Res)  
**Land Size:** 670 sqm approx

**Account - Barry Plant | P: 03 9842 8888**