

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

33 St Clems Road, Doncaster East VIC 3109

Indicative selling price

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

Range between

\$1,150,000

&

\$1,265,000

Median sale price

Median price

\$892,500

Property Type

Unit

Suburb

Doncaster East

Period - From

18/08/2024

to

17/02/2025

Source

core_logic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
2/23 Banool Quadrant Doncaster East VIC 3109	\$1,200,000	01/02/2025
14 Highfield Road Doncaster East VIC 3109	\$1,175,000	05/10/2024
2/12 Cootamundra Crescent Blackburn VIC 3130	\$1,210,000	21/09/2024

This Statement of Information was prepared on:

18/02/2025