## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

## Property offered for sale

5/881 Doncaster Road, Doncaster East Vic 3109

#### Indicative selling price

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

Range between \$3	390,000	&	\$420,000
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#### Median sale price

Median price	\$976,000	Pro	perty Type	Unit		Suburb	Doncaster East
Period - From	01/10/2024	to	31/12/2024		Source	REIV	

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

<del>A\*</del> 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

Add	dress of comparable property	Price	Date of sale
1	1/863 Doncaster Rd DONCASTER EAST 3109	\$381,000	24/12/2024
2	32/765-767 Doncaster Rd DONCASTER 3108	\$395,000	08/11/2024
3	206/1042 Doncaster Rd DONCASTER EAST 3109	\$395,000	31/07/2024

#### OR

В\* 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:	26/02/2025 10:14









**Property Type:** Apartment Agent Comments

Indicative Selling Price \$390,000 - \$420,000 Median Unit Price December quarter 2024: \$976,000

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.

## Comparable Properties



1/863 Doncaster Rd DONCASTER EAST 3109 (REI/VG)

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**Price:** \$381,000 **Method:** Private Sale **Date:** 24/12/2024

Property Type: Apartment

Agent Comments



32/765-767 Doncaster Rd DONCASTER 3108 (REI)

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Agent Comments

**Price:** \$395,000 **Method:** Private Sale **Date:** 08/11/2024

Property Type: Apartment



206/1042 Doncaster Rd DONCASTER EAST 3109

(REI/VG)

Price: \$395,000 Method: Private Sale Date: 31/07/2024

Property Type: Apartment

**Agent Comments** 

Account - Barry Plant | P: 03 9842 8888





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