

# 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

58 Roseland Grove, Doncaster Vic 3108

### 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

\$1,447,500

Property Type

House

Suburb

Doncaster

Period - From

01/07/2024

to

30/09/2024

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	48 Thiele St DONCASTER 3108	\$1,300,000	31/08/2024
2	19 Birchgrove Cr TEMPLESTOWE 3106	\$1,350,000	13/08/2024
3	9 Eucalypt Av TEMPLESTOWE LOWER 3107	\$1,220,000	24/05/2024

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:

19/10/2024 10:34



 4  2  2

**Property Type:** House  
**Land Size:** 654 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
 \$1,250,000 - \$1,350,000  
**Median House Price**  
 September quarter 2024: \$1,447,500

## Comparable Properties



**48 Thiele St DONCASTER 3108 (REI)**

**Agent Comments**

 4  2  2

**Price:** \$1,300,000  
**Method:** Auction Sale  
**Date:** 31/08/2024  
**Property Type:** House (Res)  
**Land Size:** 700 sqm approx



**19 Birchgrove Cr TEMPLESTOWE 3106 (REI)**

**Agent Comments**

 4  2  2

**Price:** \$1,350,000  
**Method:** Private Sale  
**Date:** 13/08/2024  
**Property Type:** House (Res)  
**Land Size:** 650 sqm approx



**9 Eucalypt Av TEMPLESTOWE LOWER 3107 (REI/VG)**

**Agent Comments**

 4  2  2

**Price:** \$1,220,000  
**Method:** Private Sale  
**Date:** 24/05/2024  
**Property Type:** House  
**Land Size:** 645 sqm approx

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