

## 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 Caringal Avenue, Donvale

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$1,350,000

### Median sale price

Median price \$1,400,000

Property type House

Suburb Doncaster

Period - From 1/7/2024

to

30/9/2024

Source REIV

### Comparable property sales

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. 46 Caringal Avenue, Doncaster	\$ 1,480,000	26/6/2024
2. 12 Log School Road, Doncaster	\$ 1,415,000	4/5/2024
3. 29 Caringal Avenue, Doncaster	\$ 1,480,750	26/10/2024

This Statement of Information was prepared on: 28/12/2024

## Comparable properties



**\$ 1,480,000**

46 Caringal Avenue, Doncaster, Victoria

DATE: 26/6/2024

PROPERTY TYPE: HOUSE

 3     1  
 2     793 sqm



**\$ 1,415,000**

12 Log School Road, Doncaster, Victoria

DATE: 4/5/2024

PROPERTY TYPE: HOUSE

 3     1  
 3     651 sqm



**\$ 1,480,750**

29 Caringal Avenue, Doncaster, Victoria

DATE: 26/10/2024

PROPERTY TYPE: HOUSE

 4     3  
 3     805 sqm \*

Get a **FREE** property appraisal for your home

[APPRAISE MY PROPERTY →](#)

## Our Difference



Average of only  
21 days on market



We pay your  
marketing fees



Highest price  
guarantee