

# 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

113/832 Doncaster Road, Doncaster Vic 3108

### Indicative selling price

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

Single price

\$355,000

### Median sale price

Median price

\$680,000

Property Type

Unit

Suburb

Doncaster

Period - From

01/04/2024

to

30/06/2024

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	18/107 Whittens La DONCASTER 3108	\$365,000	24/05/2024
2	811/1 Grosvenor St DONCASTER 3108	\$365,000	11/05/2024
3	B3/1 Grosvenor St DONCASTER 3108	\$340,000	23/04/2024

**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:

05/08/2024 14:29



 1    1    1

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$355,000

**Median Unit Price**

June quarter 2024: \$680,000

## Comparable Properties



**18/107 Whittens La DONCASTER 3108 (VG)**

Agent Comments

 1    -    -

**Price:** \$365,000

**Method:** Sale

**Date:** 24/05/2024

**Property Type:** Strata Unit/Flat



**811/1 Grosvenor St DONCASTER 3108 (REI/VG)**

Agent Comments

 1    1    1

**Price:** \$365,000

**Method:** Private Sale

**Date:** 11/05/2024

**Property Type:** Apartment



**B3/1 Grosvenor St DONCASTER 3108 (REI/VG)**

Agent Comments

 1    1    1

**Price:** \$340,000

**Method:** Private Sale

**Date:** 23/04/2024

**Property Type:** Apartment

**Land Size:** 53 sqm approx

Account - Barry Plant | P: 03 9842 8888