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	50 Boyd Street, Doncaster Vic 3108
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,100,000	&	\$1,200,000
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Median sale price

Median price	\$1,410,000	Pro	perty Type	House		Suburb	Doncaster
Period - From	01/10/2024	to	31/12/2024		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.

Ad	dress of comparable property	Price	Date of sale
1	2 Norma St DONCASTER 3108	\$1,400,000	12/02/2025
2	6 Burgundy Dr DONCASTER 3108	\$1,170,000	23/11/2024
3	23 Stanton St DONCASTER 3108	\$1,090,888	23/08/2024

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:	18/02/2025 11:10









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

Indicative Selling Price \$1,100,000 - \$1,200,000 **Median House Price** December quarter 2024: \$1,410,000

Comparable Properties



2 Norma St DONCASTER 3108 (REI)

Price: \$1,400,000

Method: Sold Before Auction

Date: 12/02/2025 Property Type: House Land Size: 725 sqm approx **Agent Comments**



6 Burgundy Dr DONCASTER 3108 (REI)





Method: Sold Before Auction

Date: 23/11/2024

Price: \$1,170,000

Property Type: House (Res) Land Size: 642 sqm approx

Agent Comments



23 Stanton St DONCASTER 3108 (REI/VG)

Price: \$1,090,888 Method: Private Sale Date: 23/08/2024 Property Type: House Land Size: 738 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9842 8888





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