

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 18/885-887 Doncaster Road, Doncaster East Vic 3109

Indicative selling price

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

Range between \$460,000 & \$490,000

Median sale price

Median price \$931,500 Property Type Unit Suburb Doncaster East

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	212/1042 Doncaster Rd DONCASTER EAST 3109	\$472,500	22/07/2024
2	102/1042 Doncaster Rd DONCASTER EAST 3109	\$488,800	20/07/2024
3	406/1 Grosvenor St DONCASTER 3108	\$452,000	04/06/2024

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: 13/11/2024 09:32



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$460,000 - \$490,000

Median Unit Price

September quarter 2024: \$931,500

Comparable Properties



212/1042 Doncaster Rd DONCASTER EAST 3109 (REI)

Agent Comments

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Price: \$472,500

Method: Private Sale

Date: 22/07/2024

Property Type: Apartment



102/1042 Doncaster Rd DONCASTER EAST 3109 (REI/VG)

Agent Comments

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Price: \$488,800

Method: Private Sale

Date: 20/07/2024

Property Type: Apartment

406/1 Grosvenor St DONCASTER 3108 (VG)

Agent Comments

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Price: \$452,000

Method: Sale

Date: 04/06/2024

Property Type: Strata Unit/Flat

Account - Barry Plant | P: 03 9842 8888



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