

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

1/19 Firth Street, Doncaster Vic 3108

Indicative selling price

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

Range between \$480,000 & \$528,000

Median sale price

Median price \$653,000 Property Type Unit Suburb Doncaster

Period - From 18/11/2023 to 17/11/2024 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	2/20 Wetherby Rd DONCASTER 3108	\$543,000	26/10/2024
2	1/8 Firth St DONCASTER 3108	\$540,000	13/06/2024
3			

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:

18/11/2024 15:35

1/19 Firth Street, Doncaster Vic 3108

Tim Heavyside
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0403020404
tim@heavyside.co



 2  1  2

Property Type: Unit
Agent Comments

Indicative Selling Price
\$480,000 - \$528,000

Median Unit Price
18/11/2023 - 17/11/2024: \$653,000

Comparable Properties



2/20 Wetherby Rd DONCASTER 3108 (REI)

Agent Comments

 2  1  1

Price: \$543,000
Method: Auction Sale
Date: 26/10/2024
Property Type: Unit



1/8 Firth St DONCASTER 3108 (REI/VG)

Agent Comments

 2  1  2

Price: \$540,000
Method: Private Sale
Date: 13/06/2024
Property Type: Unit

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.

Account - Heavyside



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