

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 6/911 Doncaster Road, Doncaster East Vic 3109

Indicative selling price

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

Range between \$670,000 & \$720,000

Median sale price

Median price \$1,310,000 Property Type Townhouse Suburb Doncaster East

Period - From 04/09/2023 to 03/09/2024 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	20b Churchill St DONCASTER EAST 3109	\$860,000	19/08/2024
2	3/911 Doncaster Rd DONCASTER EAST 3109	\$700,000	26/03/2024
3	6/146 Beverley St DONCASTER EAST 3109	\$749,000	18/03/2024

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: 04/09/2024 13:53



 2  2  1

Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$670,000 - \$720,000

Median Townhouse Price

04/09/2023 - 03/09/2024: \$1,310,000

Comparable Properties



20b Churchill St DONCASTER EAST 3109 (REI)

Agent Comments

 2  2  2

Price: \$860,000

Method: Private Sale

Date: 19/08/2024

Property Type: Townhouse (Res)

Land Size: 260 sqm approx



3/911 Doncaster Rd DONCASTER EAST 3109 (REI/VG)

Agent Comments

 2  2  1

Price: \$700,000

Method: Private Sale

Date: 26/03/2024

Property Type: Townhouse (Single)



6/146 Beverley St DONCASTER EAST 3109 (REI/VG)

Agent Comments

 2  2  1

Price: \$749,000

Method: Private Sale

Date: 18/03/2024

Rooms: 5

Property Type: Townhouse (Res)

Land Size: 144.50 sqm approx

Account - Barry Plant | P: 03 9842 8888