

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

G01/3 GROSVENOR STREET DONCASTER VIC 3108

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$450,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$657,500

Property type

Unit

Suburb

Doncaster

Period-from

01 Nov 2023

to

31 Oct 2024

Source

Corelogic

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 6 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

514/59 STABLES CIRCUIT DONCASTER VIC 3108	\$495,000	07-Sep-24
624/642 DONCASTER ROAD DONCASTER VIC 3108	\$440,000	16-Sep-24
113/8 HEPBURN ROAD DONCASTER VIC 3108	\$425,000	28-Sep-24

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 6 months.~~

This Statement of Information was prepared on: 19 November 2024



**514/59 STABLES CIRCUIT
DONCASTER VIC 3108**

1 1 1

Sold Price **\$495,000** Sold Date **07-Sep-24**

Distance **1.18km**

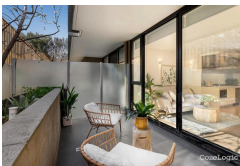


**624/642 DONCASTER ROAD
DONCASTER VIC 3108**

1 1 1

Sold Price **\$440,000** Sold Date **16-Sep-24**

Distance **0.56km**



**113/8 HEPBURN ROAD
DONCASTER VIC 3108**

1 1 1

Sold Price **\$425,000** Sold Date **28-Sep-24**

Distance **0.68km**

RS = Recent sale

UN = Undisclosed Sale

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