

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

5/3 Dryden Street, Doncaster East Vic 3109

Indicative selling price

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

Range between

\$790,000

&

\$830,000

Median sale price

Median price

\$951,500

Property Type

Unit

Suburb

Doncaster East

Period - From

02/04/2023

to

01/04/2024

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	2/11 Dehnert St DONCASTER EAST 3109	\$827,000	18/11/2023
2	3/45 Talford St DONCASTER EAST 3109	\$815,000	23/02/2024
3	1/61 Tunstall Rd DONVALE 3111	\$788,000	09/12/2023

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:

02/04/2024 14:55

5/3 Dryden Street, Doncaster East Vic 3109



2 2 1

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price

\$790,000 - \$830,000

Median Unit Price

02/04/2023 - 01/04/2024: \$951,500

Comparable Properties



2/11 Dehnert St DONCASTER EAST 3109 (REI/VG)

Agent Comments

2 1 1

Price: \$827,000

Method: Auction Sale

Date: 18/11/2023

Property Type: Unit



3/45 Talford St DONCASTER EAST 3109 (REI)

Agent Comments

2 1 1

Price: \$815,000

Method: Sold Before Auction

Date: 23/02/2024

Property Type: Unit



1/61 Tunstall Rd DONVALE 3111 (REI/VG)

Agent Comments

3 1 2

Price: \$788,000

Method: Auction Sale

Date: 09/12/2023

Property Type: Unit

Account - Biggin & Scott Manningham | P: 03 9841 9000 | F: 03 9841 9320



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