

# 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

7 Boyd Street, Doncaster Vic 3108

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price

\$1,450,000

### Median sale price

Median price

\$1,505,000

Property Type

House

Suburb

Doncaster

Period - From

01/10/2023

to

31/12/2023

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 Ross St DONCASTER EAST 3109	\$1,439,000	02/12/2023
2	61 Rathmullen Qdrnt DONCASTER 3108	\$1,410,000	19/02/2024
3	3 Elm Tree Rd DONCASTER 3108	\$1,400,000	17/02/2024

**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:

09/03/2024 17:32



4 2 3

**Property Type:** House  
**Land Size:** 750 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,450,000

**Median House Price**  
December quarter 2023: \$1,505,000

## Comparable Properties



**2 Ross St DONCASTER EAST 3109 (REI)**

**Agent Comments**

4 2 3

**Price:** \$1,439,000  
**Method:** Auction Sale  
**Date:** 02/12/2023  
**Property Type:** House (Res)  
**Land Size:** 654 sqm approx



**61 Rathmullen Qdrnt DONCASTER 3108 (REI)**

**Agent Comments**

- - -

**Price:** \$1,410,000  
**Method:** Private Sale  
**Date:** 19/02/2024  
**Property Type:** Land  
**Land Size:** 643 sqm approx



**3 Elm Tree Rd DONCASTER 3108 (REI)**

**Agent Comments**

4 2 1

**Price:** \$1,400,000  
**Method:** Auction Sale  
**Date:** 17/02/2024  
**Property Type:** House (Res)

**Account - VICPROP**