

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

161 High Street, Doncaster Vic 3108

Indicative selling price

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

Single price

\$1,112,000

Median sale price

Median price

\$1,530,500

Property Type

House

Suburb

Doncaster

Period - From

13/09/2021

to

12/09/2022

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	4 Gidgee Av TEMPLESTOWE LOWER 3107	\$1,110,000	23/06/2022
2	89 Hodgson St TEMPLESTOWE LOWER 3107	\$1,080,000	02/09/2022
3	154 Thompsons Rd BULLEEN 3105	\$1,011,000	30/07/2022

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:

13/09/2022 10:17



 3  1  2

Rooms: 7

Property Type: House (Res)

Land Size: 733 sqm approx

Agent Comments

Indicative Selling Price

\$1,112,000

Median House Price

13/09/2021 - 12/09/2022: \$1,530,500

Comparable Properties



4 Gidgee Av TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

 5  1  -

Price: \$1,110,000

Method: Private Sale

Date: 23/06/2022

Property Type: House

Land Size: 752 sqm approx



89 Hodgson St TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

 3  2  2

Price: \$1,080,000

Method: Private Sale

Date: 02/09/2022

Property Type: House

Land Size: 650 sqm approx



154 Thompsons Rd BULLEEN 3105 (REI)

Agent Comments

 1  1  -

Price: \$1,011,000

Method: Auction Sale

Date: 30/07/2022

Property Type: House (Res)

Land Size: 697 sqm approx

Account - Philip Webb