

# 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

1/959 Doncaster Road, Doncaster East Vic 3109
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### Indicative selling price

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

Range between 

\$650,000
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 & 

\$715,000
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### Median sale price

Median price 

\$976,000
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 Property Type 

Unit
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 Suburb 

Doncaster East
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Period - From 

01/10/2024
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 to 

31/12/2024
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 Source 

REIV
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### 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	4/63 Leeds St DONCASTER EAST 3109	\$690,000	11/12/2024
2	3/57 Rosella St DONCASTER EAST 3109	\$650,000	28/11/2024
3	1/20 Renshaw St DONCASTER EAST 3109	\$684,000	24/10/2024

**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: 

06/02/2025 15:51
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 2    1    1

**Property Type:** Unit  
**Land Size:** 261 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$650,000 - \$715,000  
**Median Unit Price**  
December quarter 2024: \$976,000

## Comparable Properties



**4/63 Leeds St DONCASTER EAST 3109 (REI)**

**Agent Comments**

 2    1    2

**Price:** \$690,000  
**Method:** Private Sale  
**Date:** 11/12/2024  
**Property Type:** Unit  
**Land Size:** 193 sqm approx



**3/57 Rosella St DONCASTER EAST 3109 (REI)**

**Agent Comments**

 2    1    1

**Price:** \$650,000  
**Method:** Private Sale  
**Date:** 28/11/2024  
**Property Type:** Unit  
**Land Size:** 256 sqm approx



**1/20 Renshaw St DONCASTER EAST 3109 (REI/VG)**

**Agent Comments**

 2    2    1

**Price:** \$684,000  
**Method:** Private Sale  
**Date:** 24/10/2024  
**Property Type:** Unit

**Account - Barry Plant** | P: 03 9842 8888