Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address Including suburb and postcode	

Indicative selling price

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

Median sale price

Median price	\$976,000	Pro	perty Type	Unit		Suburb	Doncaster East
Period - From	01/10/2024	to	31/12/2024		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

Add	dress 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 comparableproperties were sold within two kilometres of the property for sale in the last six months.

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



Property Type: Unit Land Size: 261 sqm approx

Agent Comments

Comparable Properties



4/63 Leeds St DONCASTER EAST 3109 (REI)

2

Agent Comments

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)

2





Agent Comments

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)

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



Agent Comments





Account - Barry Plant | P: 03 9842 8888

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