

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

31 Kelly Street, Doncaster Vic 3108

Indicative selling price

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

Single price

\$1,465,000

Median sale price

Median price

\$1,550,000

Property Type

House

Suburb

Doncaster

Period - From

08/05/2023

to

07/05/2024

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	7 Saxon St DONCASTER 3108	\$1,560,000	12/01/2024
2	44 Belinda Cr DONCASTER EAST 3109	\$1,470,000	02/02/2024
3	8 Blair St DONCASTER 3108	\$1,467,000	20/04/2024

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:

08/05/2024 17:23



 4  2  2

Property Type: House (Res)

Land Size: 647 sqm approx

Agent Comments

Indicative Selling Price

\$1,465,000

Median House Price

08/05/2023 - 07/05/2024: \$1,550,000

Comparable Properties



7 Saxon St DONCASTER 3108 (REI/VG)

Agent Comments

 4  3  2

Price: \$1,560,000

Method: Sold Before Auction

Date: 12/01/2024

Property Type: House (Res)

Land Size: 673 sqm approx



44 Belinda Cr DONCASTER EAST 3109 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,470,000

Method: Private Sale

Date: 02/02/2024

Property Type: House (Res)

Land Size: 651 sqm approx



8 Blair St DONCASTER 3108 (REI)

Agent Comments

 4  2  3

Price: \$1,467,000

Method: Auction Sale

Date: 20/04/2024

Property Type: House (Res)

Land Size: 743 sqm approx