

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

### Property offered for sale

Address  
Including suburb or  
locality and postcode

21 Houston Street Donald Vic 3480

### Indicative selling price

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

Single price 268,000

### Median sale price

Median price 235,000

Property type House

Suburb Donald

Period - From Feb 2024

to

Jan 2025

Source Realestate.com

### Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 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. 181 Woods Street, Donald Vic 3480	\$290,000.00	09/10/2024
2. 4 Campbell Street, Donald Vic 3480	\$290,000.00	08/10/2024
3. 5 Camp Street, Donald Vic 3480	\$300,000.00	14/03/2024

This Statement of Information was prepared on: 17/02/2025