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	15 Windella Quadrant, Doncaster Vic 3108

Indicative selling price

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

Range between	\$1,300,000	&	\$1,400,000
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Median sale price

Median price	\$1,469,000	Pro	perty Type	House		Suburb	Doncaster
Period - From	01/01/2024	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

Address of comparable property		Price	Date of sale
1	19 Norman St DONCASTER EAST 3109	\$1,350,000	25/01/2025
2	27 Ada St DONCASTER 3108	\$1,430,000	02/11/2024
3	45 Belinda Cr DONCASTER EAST 3109	\$1,450,000	12/10/2024

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.

This Statement of Information was prepared on:	10/02/2025 13:01











Rooms: 2

Property Type: House Land Size: 656 sqm approx

Agent Comments

Indicative Selling Price \$1,300,000 - \$1,400,000 Median House Price

Year ending December 2024: \$1,469,000

Comparable Properties



19 Norman St DONCASTER EAST 3109 (REI)





Agent Comments

Price: \$1,350,000 Method: Auction Sale Date: 25/01/2025 Property Type: House

Land Size: 659 sqm approx



27 Ada St DONCASTER 3108 (REI)







Agent Comments

Price: \$1,430,000 Method: Auction Sale Date: 02/11/2024

Property Type: House (Res)



45 Belinda Cr DONCASTER EAST 3109 (REI/VG)





Price: \$1,450,000 Method: Auction Sale Date: 12/10/2024

Property Type: House (Res) Land Size: 648 sqm approx

Agent Comments

Account - VICPROP | P: 03 8888 1011





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