

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

Median sale price

Median price \$1,469,000 Property 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	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 comparable properties 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



4 bedrooms, 2 bathrooms, 3 cars

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

4 bedrooms, 2 bathrooms, 2 cars

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

4 bedrooms, 2 bathrooms, 2 cars

Price: \$1,430,000
Method: Auction Sale
Date: 02/11/2024
Property Type: House (Res)



45 Belinda Cr DONCASTER EAST 3109 (REI/VG)

Agent Comments

4 bedrooms, 2 bathrooms, 2 cars

Price: \$1,450,000
Method: Auction Sale
Date: 12/10/2024
Property Type: House (Res)
Land Size: 648 sqm approx