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

20 Soderlund Drive, Doncaster Vic 3108

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betweer	\$1,395,000		&		\$1,500,000			
Median sale p	rice							
Median price	\$1,410,000	Pro	operty Type	Hous	se		Suburb	Doncaster
Period - From	01/10/2024	to	31/12/2024		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	45 Board St DONCASTER 3108	\$1,485,000	30/11/2024
2	58 Roseland Gr DONCASTER 3108	\$1,428,000	24/11/2024
3	76 Rathmullen Qdrnt DONCASTER 3108	\$1,485,000	15/11/2024

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:

26/02/2025 16:56







Property Type: Agent Comments

Jodi Longmore-Scott

woodards

03 9842 1188 0408 126 215 jlongmorescott@woodards.com.au

Indicative Selling Price \$1,395,000 - \$1,500,000 Median House Price December quarter 2024: \$1,410,000

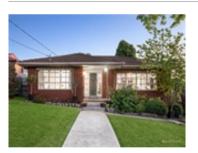
Comparable Properties



45 Board St DONCASTER 3108 (REI/VG)



Price: \$1,485,000 Method: Auction Sale Date: 30/11/2024 Property Type: House (Res) Land Size: 650 sqm approx



58 Roseland Gr DONCASTER 3108 (REI)

2



Price: \$1,428,000 Method: Auction Sale Date: 24/11/2024 Property Type: House (Res) Land Size: 655 sqm approx



76 Rathmullen Qdrnt DONCASTER 3108 (REI)

Agent Comments

Agent Comments

Agent Comments

Price: \$1,485,000 Method: Private Sale Date: 15/11/2024 Property Type: House Land Size: 648 sqm approx

Account - Woodards | P: 03 9842 1188 | F: 03 9842 1799



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