

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 consumer.vic.gov.au/underquoting

Range between \$1,395,000 & \$1,500,000

Median sale price

Median price \$1,410,000 Property Type House Suburb Doncaster

Period - From 01/10/2024 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	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

Jodi Longmore-Scott

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



Property Type:

Agent Comments

Comparable Properties



45 Board St DONCASTER 3108 (REI/VG)

Agent Comments



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)

Agent Comments



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



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