

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

6 ABERDEEN DRIVE DONCASTER VIC 3108

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,500,000

&

\$1,600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,450,000

Property type

House

Suburb

Doncaster

Period-from

01 Mar 2024

to

28 Feb 2025

Source

Corelogic

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 6 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

| | | |
|---------------------------------------|-------------|-----------|
| 3 CASCADE RETREAT DONCASTER VIC 3108 | \$1,585,000 | 23-Nov-24 |
| 39 STABLES CIRCUIT DONCASTER VIC 3108 | \$1,605,000 | 16-Nov-24 |
| 50 STABLES CIRCUIT DONCASTER VIC 3108 | \$1,600,000 | 09-Oct-24 |

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 6 months.~~

This Statement of Information was prepared on: 11 March 2025



3 CASCADE RETREAT DONCASTER VIC 3108 Sold Price **\$1,585,000** Sold Date **23-Nov-24**

 4  2  -

Distance **0.51km**



39 STABLES CIRCUIT DONCASTER VIC 3108 Sold Price **\$1,605,000** Sold Date **16-Nov-24**

 4  3  2

Distance **0.69km**



50 STABLES CIRCUIT DONCASTER VIC 3108 Sold Price ^{RS} **\$1,600,000** ^{UN} Sold Date **09-Oct-24**

 4  2  2

Distance **0.72km**

RS = Recent sale

UN = Undisclosed Sale

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