

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

3/18 DAPHNE STREET DONCASTER EAST VIC 3109

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

\$1,080,000

&

\$1,100,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$915,000

Property type

Unit

Suburb

Doncaster East

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

1/9 PERSIMMON COURT DONCASTER VIC 3108	\$1,218,800	01-Dec-24
1A NATHAN STREET DONCASTER VIC 3108	\$1,150,000	25-Jan-25
3/95 GEORGE STREET DONCASTER EAST VIC 3109	\$1,150,000	04-Nov-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: 07 March 2025

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**1/9 PERSIMMON COURT
DONCASTER VIC 3108**

3 2 2

Sold Price **\$1,218,800** Sold Date **01-Dec-24**

Distance **0.59km**



**1A NATHAN STREET DONCASTER
VIC 3108**

3 2 2

Sold Price ^{RS} **\$1,150,000** ^{UN} Sold Date **25-Jan-25**

Distance **0.62km**



**3/95 GEORGE STREET
DONCASTER EAST VIC 3109**

3 2 2

Sold Price **\$1,150,000** Sold Date **04-Nov-24**

Distance **0.75km**

RS = Recent sale **UN** = Undisclosed Sale

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