

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

### Property offered for sale

Address  
Including suburb and  
postcode

12 VICTORIA STREET, DONCASTER, VIC

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$1,400,000 & \$1,500,000

### Median sale price

Median price \$1,500,000 Property type House Suburb DONCASTER

Period - From 01 July 2022 to 30 June 2023x Source Price Finder

### Comparable property sales

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.

Address of comparable property	Price	Date of sale
10 NATHAN ST, DONCASTER, VIC 3108	\$1,500,000	13/04/2023
5 ACACIA ST, DONCASTER EAST, VIC 3109	\$1,630,000	22/04/2023
41 SHARON ST, DONCASTER, VIC 3108	\$1,430,000	29/04/2023

This Statement of Information was prepared on: 15/09/2023