

# 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 6a Carnarvon Street, Doncaster Vic 3108

### Indicative selling price

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

Single price \$1,000,000

### Median sale price

Median price \$1,090,500

Property Type Townhouse

Suburb Doncaster

Period - From 03/03/2024

to 02/03/2025

Source Property Data

### 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	16 Harvest Ct DONCASTER 3108	\$788,000	24/01/2025
2	2c Ronald St BOX HILL NORTH 3129	\$1,191,000	02/11/2024
3	2/38 Frederick St DONCASTER 3108	\$1,180,000	24/06/2024

**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:

03/03/2025 14:36



3   2   2

**Property Type:** Townhouse (Res)

**Agent Comments**

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.

**Indicative Selling Price**

\$1,000,000

**Median Townhouse Price**

03/03/2024 - 02/03/2025: \$1,090,500

## Comparable Properties



**16 Harvest Ct DONCASTER 3108 (REI)**

**Agent Comments**

3   3   2

**Price:** \$788,000

**Method:** Private Sale

**Date:** 24/01/2025

**Property Type:** Townhouse (Res)



**2c Ronald St BOX HILL NORTH 3129 (REI/VG)**

**Agent Comments**

3   2   2

**Price:** \$1,191,000

**Method:** Auction Sale

**Date:** 02/11/2024

**Property Type:** Townhouse (Res)

**Land Size:** 279 sqm approx



**2/38 Frederick St DONCASTER 3108 (REI/VG)**

**Agent Comments**

3   2   2

**Price:** \$1,180,000

**Method:** Private Sale

**Date:** 24/06/2024

**Property Type:** Townhouse (Single)

**Account - Barry Plant** | P: 03 9842 8888