

## 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

1/1 WOODLEA STREET DONCASTER EAST VIC 3109

### Indicative selling price

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

Single Price

or range  
between

\$1,200,000

&

\$1,320,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,603,500

Property type

House

Suburb

Doncaster East

Period-from

01 Jan 2024

to

31 Dec 2024

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

|                                              |             |           |
|----------------------------------------------|-------------|-----------|
| 6 DIANELLA STREET DONCASTER VIC 3108         | \$1,270,000 | 11-Dec-24 |
| 3/3 BELVEDERE AVENUE DONCASTER EAST VIC 3109 | \$1,220,000 | 05-Oct-24 |
| 22 SAXON STREET DONCASTER VIC 3108           | \$1,320,000 | 15-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: 17 January 2025



**6 DIANELLA STREET DONCASTER  
VIC 3108**

4 2 2

Sold Price <sup>RS</sup> **\$1,270,000** Sold Date **11-Dec-24**

Distance **1.38km**



**3/3 BELVEDERE AVENUE  
DONCASTER EAST VIC 3109**

3 2 2

Sold Price **\$1,220,000** Sold Date **05-Oct-24**

Distance **1.4km**



**22 SAXON STREET DONCASTER  
VIC 3108**

4 2 2

Sold Price **\$1,320,000** Sold Date **15-Oct-24**

Distance **1.79km**

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

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