

# 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 1/30-32 Larkspur Avenue, Doncaster, VIC 3108

### Indicative selling price

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

Price Range

\$900,000

&

\$950,000

### Median sale price

Median price

\$1,499,000

Property Type

House

Suburb

Doncaster (3108)

Period - From

24/02/2024

to

23/02/2025

Source

Property Data

### Comparable property sales

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
5/2 MALCOLM CRESCENT, DONCASTER VIC 3108	\$906,000	25/01/2025
1/49-51 Queens Avenue, Doncaster VIC 3108	\$930,000	25/01/2025
2/14 DUNOON STREET, DONCASTER VIC 3108	\$910,000	14/12/2024

This Statement of Information was prepared on: 24/02/2025