## 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 1/30 Baird Street South, Doncaster Vic 3108 Including suburb and postcode

### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,050,000 \$1,150,000 &

### Median sale price

Median price	\$1,072,000	Pro	perty Type	ownhouse		Suburb	Doncaster
Period - From	14/05/2024	to	13/05/2025	S	ource	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

Add	dress of comparable property	Price	Date of sale
1	2/10 Curlew Ct DONCASTER 3108	\$1,000,000	13/05/2025
2	2/10 Clay Dr DONCASTER 3108	\$1,072,000	08/03/2025
3	1/9 Persimmon Ct DONCASTER 3108	\$1,218,800	06/12/2024

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	14/05/2025 15:31









Property Type: Townhouse **Agent Comments** 

**Indicative Selling Price** \$1,050,000 - \$1,150,000 **Median Townhouse Price** 14/05/2024 - 13/05/2025: \$1,072,000

# Comparable Properties



2/10 Curlew Ct DONCASTER 3108 (REI)

Price: \$1,000,000 Method: Private Sale Date: 13/05/2025 Property Type: Unit

Land Size: 211 sqm approx

**Agent Comments** 



2/10 Clay Dr DONCASTER 3108 (REI)



**Agent Comments** 

Price: \$1,072,000 Method: Auction Sale Date: 08/03/2025

Property Type: Townhouse (Res) Land Size: 310 sqm approx

1/9 Persimmon Ct DONCASTER 3108 (REI/VG)

Price: \$1,218,800 Method: Private Sale Date: 06/12/2024

Property Type: Townhouse (Single) Land Size: 291 sqm approx

**Agent Comments** 

Account - Barry Plant | P: 03 9842 8888





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