

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 Baird Street South, Doncaster Vic 3108

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

Property Type Townhouse

Suburb Doncaster

Period - From 14/05/2024

to

13/05/2025

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	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 comparable properties 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



3
 2
 2

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)

Agent Comments

3
 2
 2

Price: \$1,000,000

Method: Private Sale

Date: 13/05/2025

Property Type: Unit

Land Size: 211 sqm approx



2/10 Clay Dr DONCASTER 3108 (REI)

Agent Comments

4
 2
 2

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)

Agent Comments

4
 2
 2

Price: \$1,218,800

Method: Private Sale

Date: 06/12/2024

Property Type: Townhouse (Single)

Land Size: 291 sqm approx

Account - Barry Plant | P: 03 9842 8888