

## 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

1/36 RODERICK 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

\$1,100,000

&

\$1,200,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$895,000

Property type

Unit

Suburb

Doncaster East

Period-from

01 May 2024

to

30 Apr 2025

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

5/3 LORD STREET DONCASTER EAST VIC 3109	\$1,138,000	10-Jun-24
2/19 ASCOT STREET DONCASTER EAST VIC 3109	\$1,180,000	20-Jul-24
2/28 BORONIA GROVE DONCASTER EAST VIC 3109	\$1,100,000	13-Jul-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: 05 May 2025



### 5/3 LORD STREET DONCASTER EAST VIC 3109

 4  3  2

Sold Price

**\$1,138,000**

Sold Date

**10-Jun-24**

Distance

**0.51km**



### 2/19 ASCOT STREET DONCASTER EAST VIC 3109

 4  3  2

Sold Price

**\$1,180,000**

Sold Date

**20-Jul-24**

Distance

**0.6km**



### 2/28 BORONIA GROVE DONCASTER EAST VIC 3109

 4  2  2

Sold Price

**\$1,100,000**

Sold Date

**13-Jul-24**

Distance

**1.38km**

RS = Recent sale

UN = Undisclosed Sale

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