

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

\$ 950,000

\$ 940,000

Property offered fo	er sale
Address Including suburb and postcode	1/539 Doncaster Road, Doncaster
Indicative selling p	rice
For the meaning of this p	price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)
Single price	\$945,000
Median sale price	
Median price \$720,0	00 Property type Unit Suburb Doncaster
Period - From 1/7/202	25 to 30/9/2025 Source REIV
Comparable prope	rty sales
	perties sold within two kilometres of the property for sale in the last six months that the estate ntative considers to be most comparable to the property for sale.

3. 2/333 George Street, Doncaster	\$ 900,000	5/7/2025

This Statement of Information was prepared on: | 10/11/2025



Date of sale

7/10/2025

5/9/2025

Address of comparable property

1. 1/1 Baird Street North, Doncaster

2. 2/21 Nola Street, Doncaster



Comparable properties



\$ 950,000

1/1 Baird Street North, Doncaster, Victoria

DATE: 7/10/2025

PROPERTY TYPE: UNIT

3

1 // sqm



\$ 940,000

2/21 Nola Street, Doncaster, Victoria

DATE: 5/9/2025

PROPERTY TYPE: UNIT

-3

1221

1

sqm



\$ 900,000

2/333 George Street, Doncaster, Victoria

DATE: 5/7/2025

PROPERTY TYPE: UNIT

7 2

1221

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