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 Bordeaux Street, Doncaster Vic 3108

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betwee	n \$1,590,000		&		\$1,720,0	00		
Median sale price								
Median price	\$1,500,000	Pro	operty Type	Hou	se		Suburb	Doncaster
Period - From	01/01/2025	to	31/03/2025		So	urce	REIV	

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.

Ade	dress of comparable property	Price	Date of sale
1	43 Roseland Gr DONCASTER 3108	\$1,400,000	29/04/2025
2	50 Whittens La DONCASTER 3108	\$1,540,000	22/03/2025
3	10 Blossom Ct DONCASTER 3108	\$1,566,000	09/03/2025

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:

02/05/2025 14:50









Property Type: House (Res) **Land Size:** 644 sqm approx Agent Comments Indicative Selling Price \$1,590,000 - \$1,720,000 Median House Price March quarter 2025: \$1,500,000

Comparable Properties

ROSILAND CROVE	43 Roseland Gr DONCASTER 3108 (REI) 4 2 2 2 Price: \$1,400,000 Method: Private Sale Date: 29/04/2025 Property Type: House Land Size: 645 sqm approx	Agent Comments
	50 Whittens La DONCASTER 3108 (REI) 4 2 2 2 Price: \$1,540,000 Method: Private Sale Date: 22/03/2025 Property Type: House Land Size: 726 sqm approx	Agent Comments
	10 Blossom Ct DONCASTER 3108 (REI) 4 2 3 3 Price: \$1,566,000 Method: Auction Sale Date: 09/03/2025 Property Type: House (Res) Land Size: 713 sqm approx	Agent Comments

Account - Barry Plant | P: 03 9842 8888



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