Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address Including suburb and postcode	

Indicative selling price

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

Range between \$465,000	&	\$510,000
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Median sale price

Median price	\$670,000	Pro	perty Type Uni	t		Suburb	Doncaster
Period - From	01/10/2024	to	31/12/2024	So	ource	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.

Address of comparable property

Address of comparable property		Price	Date of sale
1	301/91-93 Tram Rd DONCASTER 3108	\$502,000	17/01/2025
2	420/632 Doncaster Rd DONCASTER 3108	\$505,000	12/01/2025
3	1009/5 Elgar Ct DONCASTER 3108	\$510,000	30/10/2024

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:	20/03/2025 15:52









Property Type: Apartment Agent Comments

Indicative Selling Price \$465,000 - \$510,000 **Median Unit Price** December quarter 2024: \$670,000

Comparable Properties



301/91-93 Tram Rd DONCASTER 3108 (REI)

Agent Comments

Price: \$502,000 Method: Private Sale Date: 17/01/2025

Property Type: Apartment



420/632 Doncaster Rd DONCASTER 3108 (VG)





Agent Comments

Price: \$505,000 Method: Sale Date: 12/01/2025

Property Type: Strata Unit/Flat



1009/5 Elgar Ct DONCASTER 3108 (VG)



Price: \$510,000 Method: Sale Date: 30/10/2024

Property Type: Strata Unit/Flat

Agent Comments

Account - VICPROP | P: 03 8888 1011





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