Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address Including suburb and postcode	

Indicative selling price

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

Single price \$599,000

Median sale price

Median price \$927	7,500 Pro	perty Type	Unit		Suburb	Doncaster East
Period - From 01/0	1/2025 to	31/03/2025		Source	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		1 1100	Date of Sale
1	7/885-889 Doncaster Rd DONCASTER EAST 3109	\$575,000	02/05/2025
2	119/3 Mitchell St DONCASTER EAST 3109	\$580,000	25/04/2025
3	17/872 Doncaster Rd DONCASTER EAST 3109	\$595,000	27/03/2025

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:	15/05/2025 11:43



Date of sale







Property Type: Apartment Agent Comments

Indicative Selling Price \$599,000 Median Unit Price March quarter 2025: \$927,500

Comparable Properties



7/885-889 Doncaster Rd DONCASTER EAST 3109 (REI)

2

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Agent Comments

Price: \$575,000

Method: Sold Before Auction

Date: 02/05/2025

Property Type: Apartment



119/3 Mitchell St DONCASTER EAST 3109 (REI)

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2



Agent Comments

Price: \$580,000 Method: Private Sale

Date: 25/04/2025
Property Type: Apartment

17/872 Doncaster Rd DONCASTER EAST 3109 (REI/VG) Agent Comments

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3 ₁

Price: \$595,000 Method: Private Sale Date: 27/03/2025

Property Type: Apartment

Account - Barry Plant | P: 03 9842 8888





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