

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

11 The Boulevard Doncaster VIC 3108

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price

\$

or range between

\$1,780,000

\$1,950,000

Median sale price

Median price

\$1,455,000

Property type

House

Suburb

Doncaster

Period - From

01/09/2024

to

31/08/2025

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 six 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
1. 5 Ivan Street Doncaster VIC 3108	\$2,223,000	06/09/2025
2. 3 Para Court Doncaster VIC 3108	\$1,865,000	27/02/2025
3. 4 Andrew Court Doncaster VIC 3108	\$1,721,000	04/08/2025

This Statement of Information was prepared on: 09/09/2025