

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 12 Walker Street, Doncaster, VIC 3108

Indicative selling price

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

Price Range \$1,350,000 & \$1,450,000

Median sale price

Median price \$1,499,000 Property Type House Suburb Doncaster (3108)

Period - From 24/02/2024 to 23/02/2025 Source Property Data

Comparable property sales

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
36 VALDA AVENUE, MONT ALBERT NORTH VIC 3129	\$1,430,000	22/02/2025
2 NORMAN STREET, DONCASTER EAST VIC 3109	\$1,400,000	12/02/2025
19 NORMAN STREET, DONCASTER EAST VIC 3109	\$1,350,000	25/01/2025

This Statement of Information was prepared on: 24/02/2025