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

15 Windella Quadrant, Doncaster Vic 3108

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	n \$1,200,000		&		\$1,300,000				
Median sale price									
Median price	\$1,467,000	Pro	operty Type	Hou	se		Suburb	Doncaster	
Period - From	01/04/2024	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.

Ado	dress of comparable property	Price	Date of sale
1	7 Kelly St DONCASTER 3108	\$1,350,000	26/03/2025
2	50 Boyd St DONCASTER 3108	\$1,280,000	15/03/2025
3	19 Windella Qdrnt DONCASTER 3108	\$1,138,000	01/03/2025

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:

11/04/2025 11:40









Property Type: House (Res) Agent Comments Indicative Selling Price \$1,200,000 - \$1,300,000 Median House Price Year ending March 2025: \$1,467,000

Comparable Properties

7 Kelly St DONCASTER 3108 (REI) 3 2 2 Price: \$1,350,000 Method: Sold Before Auction Date: 26/03/2025 Property Type: House (Res) Land Size: 665 sqm approx	Agent Comments
50 Boyd St DONCASTER 3108 (REI) 3 1 2 Price: \$1,280,000 Method: Auction Sale Date: 15/03/2025 Property Type: House (Res) Land Size: 654 sqm approx	Agent Comments
19 Windella Qdrnt DONCASTER 3108 (REI) 3 2 2 2 Price: \$1,138,000 Method: Auction Sale Date: 01/03/2025 Property Type: House (Res) Land Size: 646 sqm approx	Agent Comments

Account - VICPROP | P: 03 8888 1011



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