

# 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

17/9-13 Wetherby Road, Doncaster Vic 3108

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$590,000

&

\$640,000

### Median sale price

Median price \$635,000

Property Type Unit

Suburb Doncaster

Period - From 14/04/2024

to

13/04/2025

Source

Property Data

### 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	15/5 Curlew Ct DONCASTER 3108	\$625,000	23/12/2024
2	21/33 Queens Av DONCASTER 3108	\$630,000	12/11/2024
3	10/33 Queens Av DONCASTER 3108	\$598,000	30/10/2024

**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:

14/04/2025 13:21

17/9-13 Wetherby Road, Doncaster Vic 3108



2   1   2

**Property Type:** Strata Unit/Flat  
**Agent Comments**

**Indicative Selling Price**  
\$590,000 - \$640,000  
**Median Unit Price**  
14/04/2024 - 13/04/2025: \$635,000

## Comparable Properties

**15/5 Curlew Ct DONCASTER 3108 (VG)**

**Agent Comments**

2   -   -

**Price:** \$625,000  
**Method:** Sale  
**Date:** 23/12/2024  
**Property Type:** Strata Unit/Flat



**21/33 Queens Av DONCASTER 3108 (REI/VG)**

**Agent Comments**

2   2   1

**Price:** \$630,000  
**Method:** Private Sale  
**Date:** 12/11/2024  
**Property Type:** Apartment



**10/33 Queens Av DONCASTER 3108 (REI/VG)**

**Agent Comments**

2   2   1

**Price:** \$598,000  
**Method:** Private Sale  
**Date:** 30/10/2024  
**Property Type:** Apartment

**Account -** Noel Jones | P: 03 98487888 | F: 03 98487472



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