

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

18/33 Queens Avenue, Doncaster

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

\$599,000

Median sale priceMedian price

\$601,000

Property type

Unit

Suburb

Doncaster

Period - From

Jan 2025

to

March 2025

Source

REIV

Comparable property sales

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. 21/33 Queens Avenue, Doncaster	\$ 630,000	12/11/2024
2. 10/33 Queens Avenue, Doncaster	\$ 598,000	2/11/2024
3. 15/5 Curlew Court, Doncaster	\$ 625,000	23/12/2024

This Statement of Information was prepared on:

11/04/2025

Comparable properties



\$ 630,000

21/33 Queens Avenue, Doncaster, Victoria

DATE: 12/11/2024

PROPERTY TYPE: APARTMENT

 2  2
 1  sqm



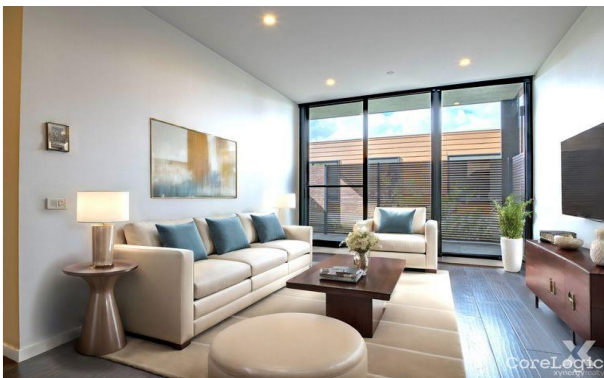
\$ 598,000

10/33 Queens Avenue, Doncaster, Victoria

DATE: 2/11/2024

PROPERTY TYPE: APARTMENT

 2  2
 1  sqm



\$ 625,000

15/5 Curlew Court, Doncaster, Victoria

DATE: 23/12/2024

PROPERTY TYPE: APARTMENT

 2  2
 2  sqm x

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