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

1a Ross Street, Doncaster Vic 3108

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	n \$700,000		&		\$770,000				
Median sale price									
Median price	\$601,000	Pro	operty Type	Unit			Suburb	Doncaster	
Period - From	01/01/2025	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.

Ad	dress of comparable property	Price	Date of sale
1	2/21 Mitchell St DONCASTER EAST 3109	\$650,000	15/03/2025
2	1/63-65 Leeds St DONCASTER EAST 3109	\$745,000	06/03/2025
3	7/930 Doncaster Rd DONCASTER EAST 3109	\$755,000	15/02/2025

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:

16/06/2025 12:51









Property Type: Unit Land Size: 210 sqm approx Agent Comments Indicative Selling Price \$700,000 - \$770,000 Median Unit Price March quarter 2025: \$601,000

Comparable Properties

2/21 Mitchell St DONCASTER EAST 3109 (REI/VG) 2 1 2 1 1 1 Price: \$650,000 Method: Sold After Auction Date: 15/03/2025 Property Type: Unit	Agent Comments
1/63-65 Leeds St DONCASTER EAST 3109 (REI) 2 1 Price: \$745,000 Method: Private Sale Date: 06/03/2025 Property Type: Unit	Agent Comments
7/930 Doncaster Rd DONCASTER EAST 3109 (REI/VG) 2 1 1 1 Price: \$755,000 Method: Auction Sale Date: 15/02/2025 Property Type: Unit	Agent Comments

Account - Barry Plant | P: 03 9842 8888



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