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 Sierra Place, Doncaster East Vic 3109

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	\$1,750,000		&		\$1,850,000				
Median sale p	rice								
Median price	\$1,560,000	Property Type Hou		se		Suburb	Doncaster East		
Period - From	14/07/2024	to	13/07/2025		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	23a Woodlea St DONCASTER EAST 3109	\$1,775,000	21/06/2025
2	34 Dunoon St DONCASTER 3108	\$1,875,000	12/06/2025
3	19 Meryl St DONCASTER EAST 3109	\$1,900,000	07/06/2025

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:

14/07/2025 09:34





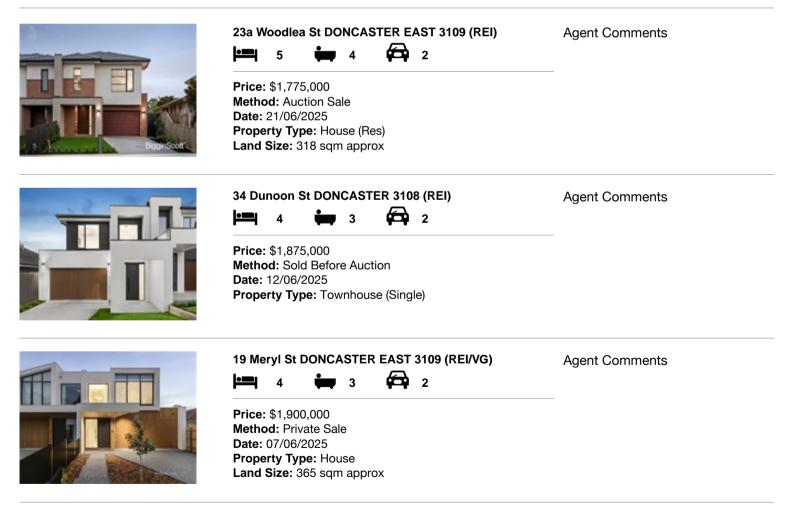




Property Type: House Agent Comments

Indicative Selling Price \$1,750,000 - \$1,850,000 Median House Price 14/07/2024 - 13/07/2025: \$1,560,000

Comparable Properties



Account - McGrath Box Hill | P: 03 9889 8800



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