Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 2/1 Ruda Street, Doncaster Vic 3108

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Single pric	e \$1,045,000								
Median sale price									
Median price	\$1,072,000	Pro	operty Type Tow	nhouse	Suburb Doncaste	r			
Period - From	17/05/2024	to	16/05/2025	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.

Ade	dress of comparable property	Price	Date of sale
1	4/60 Sweyn St BALWYN NORTH 3104	\$1,035,000	07/05/2025
2	3/60 Sweyn St BALWYN NORTH 3104	\$1,050,000	26/04/2025
3	3/53 Finlayson St DONCASTER 3108	\$950,000	07/02/2025

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.

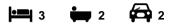
This Statement of Information was prepared on:

17/05/2025 15:37



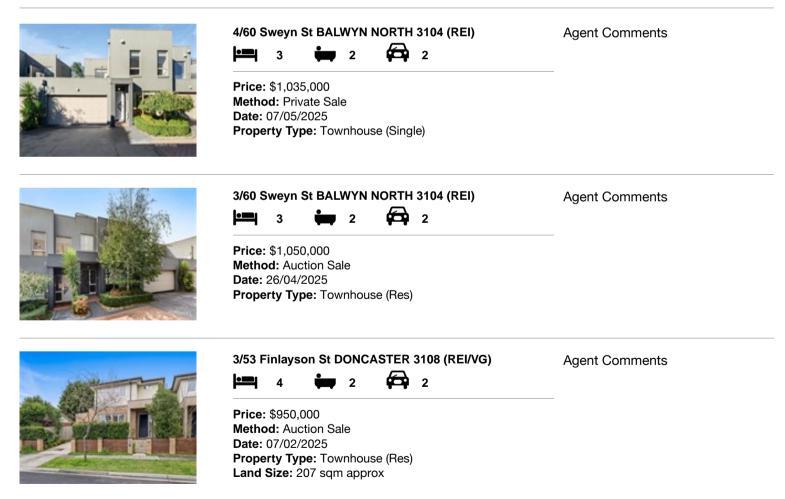






Property Type: Townhouse **Land Size:** 248 sqm approx Agent Comments Indicative Selling Price \$1,045,000 Median Townhouse Price 17/05/2024 - 16/05/2025: \$1,072,000

Comparable Properties



Account - Barry Plant | P: 03 9842 8888



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