

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

2/1 Ruda Street, Doncaster Vic 3108

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$1,045,000

Median sale price

Median price

\$1,072,000

Property Type

Townhouse

Suburb

Doncaster

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.

	Address 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



 3  2  2

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



4/60 Sweyn St BALWYN NORTH 3104 (REI)

Agent Comments

 3  2  2

Price: \$1,035,000

Method: Private Sale

Date: 07/05/2025

Property Type: Townhouse (Single)



3/60 Sweyn St BALWYN NORTH 3104 (REI)

Agent Comments

 3  2  2

Price: \$1,050,000

Method: Auction Sale

Date: 26/04/2025

Property Type: Townhouse (Res)



3/53 Finlayson St DONCASTER 3108 (REI/VG)

Agent Comments

 4  2  2

Price: \$950,000

Method: Auction Sale

Date: 07/02/2025

Property Type: Townhouse (Res)

Land Size: 207 sqm approx

Account - Barry Plant | P: 03 9842 8888