

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 Citrus Court, Doncaster, VIC 3108

Indicative selling price

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

Range between

\$1,430,000

&

\$1,480,000

Median sale price

Median price

\$1,500,000

Property type

House

Suburb

Doncaster

Period - From

01/04/2025

to

30/06/2025

Source

REIV

Comparable property sales

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. 7 Kelly Street Doncaster VIC 3108	\$1,350,000	26/03/2025
2. 21 Ambrose Street Doncaster VIC 3108	\$1,420,000	07/03/2025
3. 43 Roseland Grove Doncaster VIC 3108	\$1,400,000	29/04/2025

This Statement of Information was prepared on:

14/07/2025