

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

23/765-767 DONCASTER ROAD 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)

Single Price

or range
between

\$590,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$630,000

Property type

Unit

Suburb

Doncaster

Period-from

01 Mar 2024

to

28 Feb 2025

Source

Corelogic

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 6 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

21/33 QUEENS AVENUE DONCASTER VIC 3108	\$630,000	12-Nov-24
906/91-93 TRAM ROAD DONCASTER VIC 3108	\$621,160	16-Nov-24

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 6 months.

This Statement of Information was prepared on: 18 March 2025



**21/33 QUEENS AVENUE
DONCASTER VIC 3108**

 2  2  1

Sold Price **\$630,000** Sold Date **12-Nov-24**

Distance **0.12km**



**906/91-93 TRAM ROAD
DONCASTER VIC 3108**

 2  2  1

Sold Price **\$621,160** Sold Date **16-Nov-24**

Distance **0.96km**

RS = Recent sale **UN** = Undisclosed Sale

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