

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 Cantala Drive, Doncaster Vic 3108

Indicative selling price

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

Range between \$1,600,000

&

\$1,700,000

Median sale price

Median price \$1,469,000

Property Type House

Suburb Doncaster

Period - From 01/01/2024

to 31/12/2024

Source REIV

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	85 The Boulevarde DONCASTER 3108	\$1,900,000	10/12/2024
2	33 The Boulevarde DONCASTER 3108	\$2,225,000	05/11/2024
3	9 Viscount Dr DONCASTER 3108	\$1,540,000	01/11/2024

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:

28/01/2025 11:44



Property Type:
Agent Comments

Indicative Selling Price
\$1,600,000 - \$1,700,000
Median House Price
Year ending December 2024: \$1,469,000

Comparable Properties



85 The Boulevard DONCASTER 3108 (REI) Agent Comments



Price: \$1,900,000
Method: Private Sale
Date: 10/12/2024
Property Type: House
Land Size: 665 sqm approx



33 The Boulevard DONCASTER 3108 (REI/VG) Agent Comments



Price: \$2,225,000
Method: Private Sale
Date: 05/11/2024
Property Type: House
Land Size: 862 sqm approx



9 Viscount Dr DONCASTER 3108 (REI/VG) Agent Comments



Price: \$1,540,000
Method: Private Sale
Date: 01/11/2024
Property Type: House
Land Size: 660 sqm approx