

Statement of Information

Multiple 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

24 Kelly Street, 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		Lower price		Higher price
24 Kelly Street, Doncaster		Or range between	\$1,600,000	&	\$1,700,000
6 Tully Court, Doncaster		Or range between	\$1,600,000	&	\$1,700,000
5 Tully Court, Doncaster		Or range between	\$1,700,000	&	\$1,800,000
		Or range between		&	
		Or range between		&	

Additional entries may be included or attached as required.

Suburb property median sale price

Median price

Suburb

Doncaster

Period - From

to

Source

Comparable property sales (*Delete A or B below as applicable)

A* These are the details of the three properties that the estate agent or agent's representative considers to be most comparable to the properties for sale. These properties must be of the same type or class as the property for sale, been sold within the last six months, and located within two kilometres of the property for sale.

	Address of comparable property	Price	Date of sale
24 Kelly Street, Doncaster	12 Roseville Av DONCASTER 3108	\$1,675,000	02/10/2024
	1 Winbrook Ct DONCASTER 3108	\$1,650,000	20/09/2024
	27 Cantala Dr DONCASTER 3108	\$1,620,000	29/11/2024

	Address of comparable property	Price	Date of sale
6 Tully Court, Doncaster	12 Roseville Av DONCASTER 3108	\$1,675,000	02/10/2024
	1 Winbrook Ct DONCASTER 3108	\$1,650,000	20/09/2024
	27 Cantala Dr DONCASTER 3108	\$1,620,000	29/11/2024

	Address of comparable property	Price	Date of sale
5 Tully Court, Doncaster	31 Henry St DONCASTER 3108	\$1,800,000	01/10/2024
	26 Cricklewood Dr TEMPLESTOWE 3106	\$1,796,000	14/09/2024
	8 Archer Gr DONCASTER 3108	\$1,720,000	27/09/2024

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:

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