## 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

25/765-767 Doncaster Road, Doncaster Vic 3108

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$390,000		&		\$420,000					
Median sale pi	rice									
Median price	\$800,000	Pro	operty Type	Unit			Suburb	Doncaster		
Period - From	01/04/2025	to	30/06/2025		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	31/881 Doncaster Rd DONCASTER EAST 3109	\$395,000	26/05/2025
2	G03/19-21 Frederick St DONCASTER 3108	\$395,000	22/04/2025
3	1/1 Westfield Dr DONCASTER 3108	\$408,000	01/04/2025

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:

18/07/2025 07:38







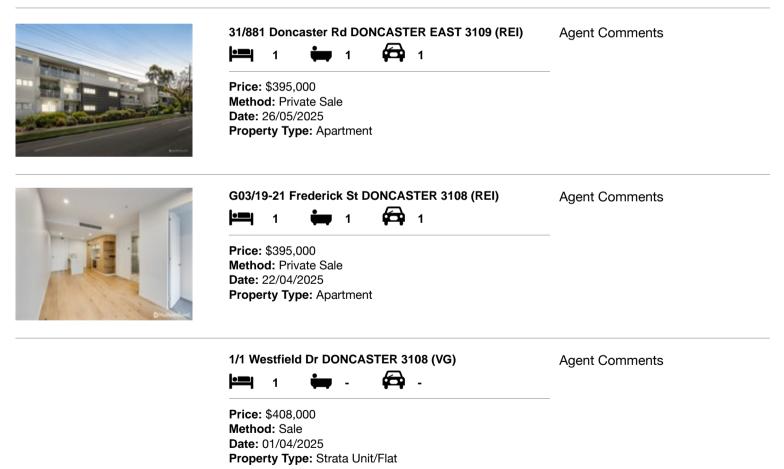


**Property Type:** Apartment Agent Comments

Matt Dougan 03 9431 1222 0416 065 115 mattdougan@jelliscraig.com.au

> Indicative Selling Price \$390,000 - \$420,000 Median Unit Price June quarter 2025: \$800,000

# **Comparable Properties**



#### Account - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192



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