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 | 27 Park Hill Way, Doncaster Vic 3108 |
|----------------------|--------------------------------------|
| Including suburb and | |
| postcode | |
| | |

Indicative selling price

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

| Range between | \$1,900,000 | & | \$2,090,000 |
|---------------|-------------|---|-------------|
| | | | |

Median sale price

| Median price | \$1,500,000 | Pro | perty Type | House | | Suburb | Doncaster |
|---------------|-------------|-----|------------|-------|--------|--------|-----------|
| Period - From | 01/01/2025 | to | 31/03/2025 | | 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

| Add | dress of comparable property | Price | Date of sale |
|-----|---------------------------------|-------------|--------------|
| 1 | 2 Ruffey Lake Ct DONCASTER 3108 | \$2,300,000 | 21/05/2025 |
| 2 | 8 Larool CI DONCASTER EAST 3109 | \$2,180,000 | 14/05/2025 |
| 3 | 29 Mandella St TEMPLESTOWE 3106 | \$1,900,000 | 10/05/2025 |

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

| This Statement of Information was prepared on: | 06/06/2025 10:24 |
|--|------------------|





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Indicative Selling Price \$1,900,000 - \$2,090,000 Median House Price March quarter 2025: \$1,500,000





Property Type: House **Land Size:** 703 sqm approx

Agent Comments

Comparable Properties



2 Ruffey Lake Ct DONCASTER 3108 (REI)

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Price: \$2,300,000 **Method:** Private Sale **Date:** 21/05/2025

Property Type: House (Res)

Agent Comments



8 Larool CI DONCASTER EAST 3109 (REI)

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Price: \$2,180,000

Method: Sold Before Auction

Date: 14/05/2025

Property Type: House (Res) **Land Size:** 827 sqm approx

Agent Comments



REIV

29 Mandella St TEMPLESTOWE 3106 (REI)

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Price: \$1,900,000 **Method:** Auction Sale **Date:** 10/05/2025

Property Type: House (Res) Land Size: 811 sqm approx

Agent Comments

Account - Harcourts Manningham | P: 03 9842 8000



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