Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered t	for sale
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Address	3/12 Park Avenue, Doncaster Vic 3108
Including suburb and	
postcode	

Indicative selling price

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

Single price \$715,000

Median sale price

Median price	\$667,500	Pro	perty Type Un	it		Suburb	Doncaster
Period - From	01/07/2024	to	30/06/2025	So	ource	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	1/406 Belmore Rd MONT ALBERT NORTH 3129	\$650,000	06/05/2025
2	3/84 Winfield Rd BALWYN NORTH 3104	\$750,000	08/02/2025
3	3/19 Lincoln Dr BULLEEN 3105	\$660,000	01/02/2025

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:	26/07/2025 16:15













Property Type: Unit Land Size: 152 sqm approx

Agent Comments

Indicative Selling Price \$715,000 **Median Unit Price**

Year ending June 2025: \$667,500

Comparable Properties



1/406 Belmore Rd MONT ALBERT NORTH 3129 (REI/VG) Agent Comments

Price: \$650,000 Method: Private Sale Date: 06/05/2025 Property Type: Unit



3/84 Winfield Rd BALWYN NORTH 3104 (REI/VG)



Agent Comments

Price: \$750,000 Method: Auction Sale Date: 08/02/2025 Property Type: Unit Land Size: 197 sqm approx



3/19 Lincoln Dr BULLEEN 3105 (REI/VG)





Price: \$660,000 Method: Auction Sale Date: 01/02/2025 Property Type: Unit Land Size: 122 sqm approx Agent Comments

Account - VICPROP | P: 03 8888 1011





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