

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

3/22 Bayley Grove, Doncaster Vic 3108

Indicative selling price

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

Range between \$890,000 & \$960,000

Median sale price

Median price \$1,410,000 Property Type House Suburb Doncaster

Period - From 01/10/2024 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	2/10 Clay Dr DONCASTER 3108	\$1,072,000	08/03/2025
2	2/15 Monaco St DONCASTER 3108	\$1,080,000	15/02/2025
3	2/22 Bayley Gr DONCASTER 3108	\$950,000	24/09/2024

OR

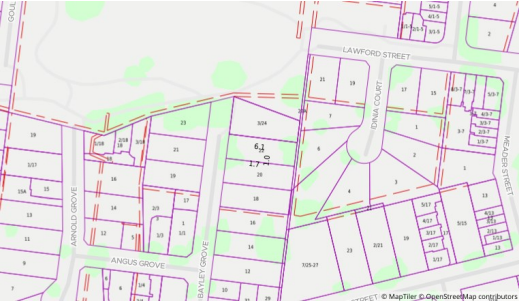
~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

19/03/2025 11:08

3/22 Bayley Grove, Doncaster Vic 3108

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3 3 2

Rooms: 5
Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$890,000 - \$960,000
Median House Price
December quarter 2024: \$1,410,000

Comparable Properties



2/10 Clay Dr DONCASTER 3108 (REI)

Agent Comments

4 2 2

Price: \$1,072,000
Method: Auction Sale
Date: 08/03/2025
Property Type: Townhouse (Res)
Land Size: 310 sqm approx



2/15 Monaco St DONCASTER 3108 (REI)

Agent Comments

3 2 2

Price: \$1,080,000
Method: Private Sale
Date: 15/02/2025
Property Type: Unit



2/22 Bayley Gr DONCASTER 3108 (VG)

Agent Comments

3 - -

Price: \$950,000
Method: Sale
Date: 24/09/2024
Property Type: Strata Unit/Flat

Account - Biggin & Scott Manningham | P: 03 9841 9000 | F: 03 9841 9320



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