

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 Heritage Boulevard, Doncaster Vic 3108

Indicative selling price

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

Range between

\$2,300,000

&

\$2,400,000

Median sale price

Median price

\$1,548,000

Property Type

House

Suburb

Doncaster

Period - From

01/04/2025

to

30/06/2025

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	Price	Date of sale
1	4 Kewarren St BALWYN NORTH 3104	\$2,390,000	29/03/2025
2			
3			

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:

08/07/2025 09:42



Ripple Wu
03 9889 8800
0433 903 099
ripplewu@mcgrath.com.au

Indicative Selling Price

\$2,300,000 - \$2,400,000

Median House Price

June quarter 2025: \$1,548,000



4 2 2

Property Type: House (Res)

Land Size: 367 sqm approx

Agent Comments

Comparable Properties



4 Kewarren St BALWYN NORTH 3104 (REI/VG)

Agent Comments

4 2 2

Price: \$2,390,000

Method: Auction Sale

Date: 29/03/2025

Property Type: House (Res)

Land Size: 674 sqm approx

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.