

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 LARKSPUR AVENUE DONCASTER VIC 3108

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,650,000

&

\$1,800,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,471,000

Property type

House

Suburb

Doncaster

Period-from

01 May 2024

to

30 Apr 2025

Source

Corelogic

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 6 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

29 RENSHAW STREET DONCASTER EAST VIC 3109

\$1,620,000

19-Dec-24

9 PHAR LAP DRIVE DONCASTER VIC 3108

\$1,605,000

24-May-25

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 6 months.

This Statement of Information was prepared on: 30 May 2025



**29 RENSHAW STREET
DONCASTER EAST VIC 3109**

4 4 2

Sold Price **\$1,620,000** Sold Date **19-Dec-24**

Distance **1.3km**



**9 PHAR LAP DRIVE DONCASTER
VIC 3108**

4 2 2

Sold Price ^{RS} **\$1,605,000** Sold Date **24-May-25**

Distance **1.71km**

RS = Recent sale

UN = Undisclosed Sale

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