## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 3 Otway Court, Doncaster East Vic 3109

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$3,300,000		&		\$3,600,000					
Median sale p	rice									
Median price	\$1,565,000	Pro	Property Type Hous		se		Suburb	Doncaster East		
Period - From	01/04/2025	to	30/06/2025		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	16 Dunoon St DONCASTER 3108	\$2,970,000	01/07/2025
2	10 Daphne St DONCASTER EAST 3109	\$3,690,000	10/05/2025
3	10 Barton St DONCASTER EAST 3109	\$3,700,000	18/03/2025

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:

10/07/2025 11:01









Property Type: House Land Size: 687 sqm approx Agent Comments

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**Indicative Selling Price** \$3,300,000 - \$3,600,000 Median House Price June quarter 2025: \$1,565,000

# **Comparable Properties**



Price: \$2,970,000 Method: Private Sale Date: 01/07/2025 Property Type: House Land Size: 741 sqm approx

10 Daphne St DONCASTER EAST 3109 (REI)

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Agent Comments



Price: \$3,690,000 Method: Auction Sale Date: 10/05/2025 Property Type: House (Res) Land Size: 657 sqm approx





Agent Comments

Agent Comments

Price: \$3,700,000 Method: Private Sale Date: 18/03/2025 Property Type: House Land Size: 656 sqm approx

#### Account - Barry Plant | P: 03 9842 8888



propertydata

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