

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 33 Caringal Avenue, Doncaster, VIC 3108

Indicative selling price

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

Single Price \$1,430,000

Median sale price

Median price \$1,480,000 Property Type House Suburb Doncaster (3108)

Period - From 04/04/2024 to 03/04/2025 Source Property Data

Comparable property sales

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
118 WILLOW BEND, BULLEEN VIC 3105	\$1,350,000	29/03/2025
50 BOYD STREET, DONCASTER VIC 3108	\$1,280,000	15/03/2025
26 STUDLEY STREET, DONCASTER VIC 3108	\$1,310,000	14/03/2025

This Statement of Information was prepared on: 04/04/2025