

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

36 Boyd Street, Doncaster Vic 3108

Indicative selling price

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

Range between

\$140,000

&

\$154,000

Median sale price

Median price

\$1,500,000

Property Type

House

Suburb

Doncaster

Period - From

01/01/2025

to

31/03/2025

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	42 Francesca St MONT ALBERT NORTH 3129	\$1,500,000	17/04/2025
2	31 Glenda St DONCASTER 3108	\$1,456,000	12/04/2025
3	87 Whittens La DONCASTER 3108	\$1,520,000	23/01/2025

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:

24/04/2025 15:38

36 Boyd Street, Doncaster Vic 3108



9 4 2

Rooms: 9
Property Type: House
Land Size: 629 sqm approx
Agent Comments

Indicative Selling Price
\$140,000 - \$154,000
Median House Price
March quarter 2025: \$1,500,000

Comparable Properties



42 Francesca St MONT ALBERT NORTH 3129 (REI)

Agent Comments

3 1 2

Price: \$1,500,000
Method: Private Sale
Date: 17/04/2025
Property Type: House
Land Size: 588 sqm approx



31 Glenda St DONCASTER 3108 (REI)

Agent Comments

4 3 2

Price: \$1,456,000
Method: Auction Sale
Date: 12/04/2025
Property Type: House (Res)
Land Size: 660 sqm approx



87 Whittens La DONCASTER 3108 (REI/VG)

Agent Comments

5 2 2

Price: \$1,520,000
Method: Private Sale
Date: 23/01/2025
Property Type: House
Land Size: 816 sqm approx

Account - McGrath Doncaster | P: 03 8822 6188



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