

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

38 Caringal Avenue, Doncaster Vic 3108

Indicative selling price

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

Single price

\$1,650,000

Median sale price

Median price

\$1,090,500

Property Type

Townhouse

Suburb

Doncaster

Period - From

14/04/2024

to

13/04/2025

Source

Property Data

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	32a Stanton St DONCASTER 3108	\$1,260,000	14/12/2024
2	2/75 Winfield Rd BALWYN NORTH 3104	\$1,335,000	18/10/2024
3	2/23 Francesca St MONT ALBERT NORTH 3129	\$1,315,000	05/10/2024

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:

14/04/2025 12:36



 4  3  2

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$1,650,000

Median Townhouse Price

14/04/2024 - 13/04/2025: \$1,090,500

Comparable Properties



32a Stanton St DONCASTER 3108 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,260,000

Method: Auction Sale

Date: 14/12/2024

Property Type: Townhouse (Res)

Land Size: 375 sqm approx



2/75 Winfield Rd BALWYN NORTH 3104 (REI/VG)

Agent Comments

 4  3  2

Price: \$1,335,000

Method: Private Sale

Date: 18/10/2024

Property Type: Townhouse (Single)



2/23 Francesca St MONT ALBERT NORTH 3129 (REI/VG) Agent Comments

 4  2  2

Price: \$1,315,000

Method: Sold Before Auction

Date: 05/10/2024

Property Type: Townhouse (Res)

Account - Barry Plant | P: 03 9842 8888