Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address Including suburb and postcode	

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	Pro	pperty Type To	wnhouse	Suburb	Doncaster
Period - From	14/04/2024	to	13/04/2025	Sourc	e Property	y 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

Address of comparable property		1 1100	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



Date of sale











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)

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3

Price: \$1,260,000 **Method:** Auction Sale **Date:** 14/12/2024

Property Type: Townhouse (Res) **Land Size:** 375 sqm approx

Agent Comments



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

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4







2

Price: \$1,335,000 **Method:** Private Sale **Date:** 18/10/2024

Property Type: Townhouse (Single)

Agent Comments



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

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Price: \$1,315,000

Method: Sold Before Auction

Date: 05/10/2024

Property Type: Townhouse (Res)

Account - Barry Plant | P: 03 9842 8888





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