

## 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

4/22 BAYLEY GROVE DONCASTER VIC 3108

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$970,000

&

\$1,060,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$635,000

Property type

Unit

Suburb

Doncaster

Period-from

01 May 2024

to

30 Apr 2025

Source

Corelogic

### 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 6 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

|   |             |           |
|---|-------------|-----------|
| 17 BAYLEY GROVE DONCASTER VIC 3108                | \$988,000   | 31-Jan-25 |
| 203/1 SOVEREIGN POINT COURT DONCASTER VIC 3108    | \$1,015,000 | 15-Feb-24 |
| LOT 12/1 SOVEREIGN POINT COURT DONCASTER VIC 3108 | \$1,015,000 | 15-Feb-24 |

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 6 months.~~

This Statement of Information was prepared on: 20 May 2025



**17 BAYLEY GROVE DONCASTER  
VIC 3108**

 2  1  2

Sold Price

**\$988,000**

Sold Date

**31-Jan-25**

Distance

**0.08km**



**203/1 SOVEREIGN POINT COURT  
DONCASTER VIC 3108**

 3  2  2

Sold Price

**\$1,015,000**

Sold Date

**15-Feb-24**

Distance

**0.39km**



**LOT 12/1 SOVEREIGN POINT  
COURT DONCASTER VIC 3108**

 3  2  -

Sold Price

Sold Date

**15-Feb-24**

Distance

**0.39km**

RS = Recent sale

UN = Undisclosed Sale

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