

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 Nauru Court, Doncaster, VIC 3108

Indicative selling price

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

Price Range \$2,500,000 & \$2,650,000

Median sale price

Median price \$1,481,000 Property Type House Suburb Doncaster (3108)

Period - From 11/06/2024 to 10/06/2025 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
6 LINK STREET, DONCASTER VIC 3108	\$2,450,000	23/08/2025
44 AUBURN CRESCENT, DONCASTER VIC 3108	\$2,512,000	18/07/2025
26 KALONGA ROAD, BALWYN NORTH VIC 3104	\$2,650,000	11/07/2025

This Statement of Information was prepared on: 01/09/2025