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	4 Towong Court, Doncaster East Vic 3109
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,400,000	&	\$1,500,000
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Median sale price

Median price	\$1,570,000	Pro	perty Type	House		Suburb	Doncaster East
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

Add	dress of comparable property	Price	Date of sale
1	17 Major St DONCASTER EAST 3109	\$1,400,000	15/01/2025
2	15 Loxley Ct DONCASTER EAST 3109	\$1,400,000	12/12/2024
3	20 Champion St DONCASTER EAST 3109	\$1,760,000	09/11/2024

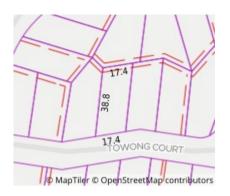
OR

В* 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:	15/05/2025 16:28









Property Type: House Land Size: 651 sqm approx

Agent Comments

Indicative Selling Price \$1,400,000 - \$1,500,000 **Median House Price** March quarter 2025: \$1,570,000

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.

Comparable Properties



17 Major St DONCASTER EAST 3109 (VG)

Price: \$1,400,000 Method: Sale Date: 15/01/2025

Property Type: House (Res) Land Size: 714 sqm approx

Agent Comments



15 Loxley Ct DONCASTER EAST 3109 (REI)

Agent Comments

Price: \$1,400,000 Method: Private Sale Date: 12/12/2024 Property Type: House Land Size: 678 sqm approx



20 Champion St DONCASTER EAST 3109 (REI/VG)

Agent Comments

Price: \$1,760,000 Method: Auction Sale Date: 09/11/2024

Property Type: House (Res) Land Size: 726 sqm approx

Account - Barry Plant | P: 03 9842 8888



