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	44 Carawatha Road, Doncaster Vic 3108
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,150,000	&	\$1,250,000
Range between \$1,150,000	&	\$1,250,000

Median sale price

Median price	\$1,500,000	Pro	pperty Type H	ouse		Suburb	Doncaster
Period - From	01/01/2025	to	31/03/2025	S	ource	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

Address of comparable property		Price	Date of sale
1	2/10 Clay Dr DONCASTER 3108	\$1,072,000	08/03/2025
2	3/53 Finlayson St DONCASTER 3108	\$950,000	07/02/2025
3	32a Stanton St DONCASTER 3108	\$1,260,000	14/12/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	13/05/2025 17:11







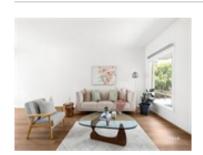


Agent Comments

Property Type: House **Land Size:** 225 sqm approx

Indicative Selling Price \$1,150,000 - \$1,250,000 Median House Price March quarter 2025: \$1,500,000

Comparable Properties



2/10 Clay Dr DONCASTER 3108 (REI)

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Agent Comments

Price: \$1,072,000 **Method:** Auction Sale **Date:** 08/03/2025

Property Type: Townhouse (Res) **Land Size:** 310 sqm approx



3/53 Finlayson St DONCASTER 3108 (REI/VG)

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Agent Comments

Price: \$950,000 Method: Auction Sale Date: 07/02/2025

Property Type: Townhouse (Res) **Land Size:** 207 sqm approx



32a Stanton St DONCASTER 3108 (REI/VG)

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Date: 14/12/2024



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Price: \$1,260,000
Method: Auction Sale

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

Agent Comments

Account - Barry Plant | P: 03 9842 8888





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