

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

5/13 Dehnert Street, Doncaster Vic 3108

Indicative selling price

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

Range between \$800,000 & \$880,000

Median sale price

Median price \$800,000 Property Type Unit Suburb Doncaster

Period - From 01/04/2025 to 30/06/2025 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	Price	Date of sale
1	3/8 Marshall Av DONCASTER 3108	\$712,000	14/06/2025
2	2/25 Renshaw St DONCASTER EAST 3109	\$908,000	13/08/2025
3	5/61-63 George St DONCASTER EAST 3109	\$880,000	12/03/2025

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:

02/09/2025 16:40



 3  2  1

Property Type: Unit
Land Size: 164 sqm approx
Agent Comments

Indicative Selling Price
\$800,000 - \$880,000
Median Unit Price
June quarter 2025: \$800,000

Comparable Properties

3/8 Marshall Av DONCASTER 3108 (REI)

Agent Comments

 3  1  2

Price: \$712,000
Method:
Date: 14/06/2025
Property Type: Townhouse (Single)

2/25 Renshaw St DONCASTER EAST 3109 (REI)

Agent Comments

 3  1  1

Price: \$908,000
Method: Sold Before Auction
Date: 13/08/2025
Property Type: Unit



5/61-63 George St DONCASTER EAST 3109 (REI)

Agent Comments

 3  1  2

Price: \$880,000
Method: Private Sale
Date: 12/03/2025
Property Type: Unit
Land Size: 313 sqm approx

Account - Barry Plant | P: 03 9842 8888