# Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

# Property offered for sale

Including suburb and postcode

Address 8/23 Carawatha Road, Doncaster Vic 3108

## Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting	For the	e meaning	of this	price s	see consumer.	vic.gov.	.au/undei	rquoting
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Single price \$750,000

#### Median sale price

Median price	\$601,000	Pro	perty Type Unit	t	Ś	Suburb	Doncaster
Period - From	01/01/2025	to	31/03/2025	Soι	urce	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.

Add	dress of comparable property	Price	Date of sale
1	1/23 Carawatha Rd DONCASTER 3108	\$670,000	28/12/2024
2	12/316 Manningham Rd DONCASTER 3108	\$775,000	11/12/2024
3	6/23 Carawatha Rd DONCASTER 3108	\$690,000	17/10/2024

OR

**B**<sup>\*</sup> 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:

06/05/2025 15:14









**Property Type:** Apartment Agent Comments

Indicative Selling Price \$750,000 Median Unit Price March quarter 2025: \$601,000

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**

1/23 Carawatha Rd DONCASTER 3108 (REI/VG)   2 2 2 1   Price: \$670,000   Method: Private Sale   Date: 28/12/2024   Property Type: Apartment	Agent Comments
12/316 Manningham Rd DONCASTER 3108 (REI/VG) 2 2 2 1 Price: \$775,000 Method: Private Sale Date: 11/12/2024 Property Type: Apartment	Agent Comments
6/23 Carawatha Rd DONCASTER 3108 (REI/VG) 2 2 2 1 Price: \$690,000 Method: Private Sale Date: 17/10/2024 Property Type: Apartment	Agent Comments

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