

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

8A ARAWATA DRIVE DONCASTER EAST VIC 3109

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,530,000

&

\$1,560,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$892,500

Property type

Unit

Suburb

Doncaster East

Period-from

01 Mar 2024

to

28 Feb 2025

Source

Corelogic

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 6 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

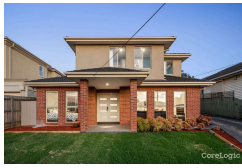
1/12 GEDYE STREET DONCASTER EAST VIC 3109	\$1,272,000	23-Mar-24
1/43 TUNSTALL ROAD DONVALE VIC 3111	\$1,420,000	04-May-24
23A PINE WAY DONCASTER EAST VIC 3109	\$1,482,000	12-Apr-24

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 6 months.~~

This Statement of Information was prepared on: 01 March 2025

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**1/12 GEDYE STREET DONCASTER
EAST VIC 3109**

 4  3  2

Sold Price

\$1,272,000

Sold Date

23-Mar-24

Distance

1.84km



**1/43 TUNSTALL ROAD DONVALE
VIC 3111**

 4  3  2

Sold Price

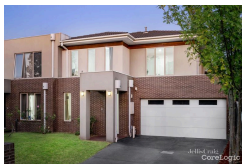
\$1,420,000

Sold Date

04-May-24

Distance

0.45km



**23A PINE WAY DONCASTER EAST
VIC 3109**

 4  3  2

Sold Price

\$1,482,000

Sold Date

12-Apr-24

Distance

0.29km



**3/12 GREVILLEA ROAD
DONCASTER EAST VIC 3109**

 4  3  2

Sold Price

\$1,228,888

Sold Date

05-Nov-24

Distance

1.29km



**2/19 ASCOT STREET DONCASTER
EAST VIC 3109**

 4  3  2

Sold Price

\$1,180,000

Sold Date

20-Jul-24

Distance

0.87km



**5/3 LORD STREET DONCASTER
EAST VIC 3109**

 4  3  2

Sold Price

\$1,138,000

Sold Date

10-Jun-24

Distance

1.75km

RS = Recent sale

UN = Undisclosed Sale

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