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

9/23 Carawatha Road, Doncaster Vic 3108

Indicative selling price

For the meaning of this		

Single price \$975,000

Median sale price

Median price	\$800,000	Pro	perty Type Unit	:		Suburb	Doncaster
Period - From	01/04/2025	to	30/06/2025	Sou	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.

Address of comparable property		Price	Date of sale
1	101/65 Stables Cirt DONCASTER 3108	\$775,000	31/01/2025
2	319/59 Stables Cirt DONCASTER 3108	\$810,000	07/07/2025
3	8/23 Carawatha Rd DONCASTER 3108	\$760,000	05/06/2025

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.

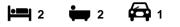
This Statement of Information was prepared on:

17/07/2025 15:05









Property Type: Apartment Agent Comments Indicative Selling Price \$975,000 Median Unit Price June quarter 2025: \$800,000

Comparable Properties

 101/65 Stables Cirt DONCASTER 3108 (REI)	Agent Comments	
Price: \$775,000 Method: Date: 31/01/2025 Property Type: Apartment		
319/59 Stables Cirt DONCASTER 3108 (REI) 2 2 2 1 Price: \$810,000 Method: Private Sale Date: 07/07/2025 Property Type: Apartment	Agent Comments	
8/23 Carawatha Rd DONCASTER 3108 (REI) 2 2 2 1 Price: \$760,000 Method: Private Sale Date: 05/06/2025 Property Type: Apartment	Agent Comments	

Account - Barry Plant | P: 03 9842 8888



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