

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

4-bedrooms, 4-bathrooms, double car garage plus 1-study
378sqm of land and 315sqm of internal build size DONCASTER VIC 3108

Indicative selling price

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

Single Price

\$2,093,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,464,500

Property type

House

Suburb

Doncaster

Period-from

01 Jan 2024

to

31 Dec 2024

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

10 HAMPSHIRE ROAD DONCASTER VIC 3108	\$2,160,000	03-May-24
27 GLENDA STREET DONCASTER VIC 3108	\$2,100,000	26-Oct-24
5 TORONTO AVENUE DONCASTER VIC 3108	-	17-Sep-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: 19 January 2025



10 HAMPSHIRE ROAD DONCASTER VIC 3108

Sold Price

\$2,160,000

Sold Date

03-May-24



4



3



2

Distance

0.66km



27 GLENDA STREET DONCASTER VIC 3108

Sold Price

^{RS}

\$2,100,000

Sold Date

26-Oct-24



4



4



2

Distance

2.53km



5 TORONTO AVENUE DONCASTER VIC 3108

Sold Price

^{RS UN}

-

Sold Date

17-Sep-24



4



3



2

Distance

2km

RS = Recent sale

UN = Undisclosed Sale

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