

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

G03/19 Frederick Street, Doncaster

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

\$395,000

Median sale priceMedian price

\$628,000

Property type

Apartment

Suburb

Doncaster

Period - From

7/2024

to

9/2024

Source

REIV

Comparable property sales

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. 113/8-12 Hepburn Road, Doncaster	\$ 425,000	21/10/2024
2. 32/765-767 Doncaster Road, Doncaster	\$ 395,000	8/11/2024
3. 624/642 Doncaster Road, Doncaster	\$ 440,000	25/09/2024

This Statement of Information was prepared on:

19/12/2024

Comparable properties



\$ 425,000

113/8-12 Hepburn Road, Doncaster, Victoria

DATE: 21/10/2024

PROPERTY TYPE: APARTMENT

 1  1
 1  sqm



\$ 395,000

32/765-767 Doncaster Road, Doncaster, Victoria

DATE: 8/11/2024

PROPERTY TYPE: APARTMENT

 1  1
 1  sqm



\$ 440,000

624/642 Doncaster Road, Doncaster, Victoria

DATE: 25/09/2024

PROPERTY TYPE: APARTMENT

 1  1
 1  sqm x

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21 days on market



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