

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

1/1 Gedye Street, Doncaster East Vic 3109

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$900,000

&

\$950,000

Median sale price

Median price

\$933,000

Property Type

Unit

Suburb

Doncaster East

Period - From

01/04/2024

to

31/03/2025

Source

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	1/2-4 Bowen Rd DONCASTER EAST 3109	\$910,000	29/04/2025
2	1/25 Franklin Rd DONCASTER EAST 3109	\$950,000	21/03/2025
3	1/44 Franklin Rd DONCASTER EAST 3109	\$960,000	12/05/2025

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:

19/05/2025 12:37

1/1 Gedye Street, Doncaster East Vic 3109

**Jellis
Craig**

Kristy Djordevic

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Indicative Selling Price

\$900,000 - \$950,000

Median Unit Price

Year ending March 2025: \$933,000



3 2 2

Property Type: Unit

Land Size: 214 sqm approx

Agent Comments

Comparable Properties



1/2-4 Bowen Rd DONCASTER EAST 3109 (REI)

Agent Comments

3 1 2

Price: \$910,000

Method: Sold Before Auction

Date: 29/04/2025

Property Type: House (Res)



1/25 Franklin Rd DONCASTER EAST 3109 (REI)

Agent Comments

3 1 1

Price: \$950,000

Method: Sold Before Auction

Date: 21/03/2025

Property Type: Unit

Land Size: 243 sqm approx



1/44 Franklin Rd DONCASTER EAST 3109 (REI)

Agent Comments

3 1 2

Price: \$960,000

Method: Sold Before Auction

Date: 12/05/2025

Property Type: Unit

Land Size: 271 sqm approx

Account - Jellis Craig | P: 03 8841 4888



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