## 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 betweer	ו \$900,000		&		\$950,000			
Median sale price								
Median price	\$933,000	Pro	operty Type	Unit			Suburb	Doncaster East
Period - From	01/04/2024	to	31/03/2025		So	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.

Ad	dress 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.

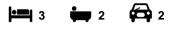
This Statement of Information was prepared on:

19/05/2025 12:37









Property Type: Unit Land Size: 214 sqm approx Agent Comments Kristy Djordevic 8841 4888 0467 884 530 kristydjordevic@jelliscraig.com.au

Indicative Selling Price \$900,000 - \$950,000 Median Unit Price Year ending March 2025: \$933,000

# **Comparable Properties**

1/2-4 Bowen Rd DONCASTER EAST 3109 (REI)   3 1 2   Price: \$910,000   Method: Sold Before Auction   Date: 29/04/2025   Property Type: House (Res)	Agent Comments
1/25 Franklin Rd DONCASTER EAST 3109 (REI)   3 1 1   Price: \$950,000   Method: Sold Before Auction   Date: 21/03/2025   Property Type: Unit   Land Size: 243 sqm approx	Agent Comments
1/44 Franklin Rd DONCASTER EAST 3109 (REI)   3 1 2   Price: \$960,000   Method: Sold Before Auction   Date: 12/05/2025   Property Type: Unit   Land Size: 271 sqm approx	Agent Comments

#### Account - Jellis Craig | P: 03 8841 4888



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