

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

1/23 Buckingham Crescent, Doncaster Vic 3108

Indicative selling price

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

Range between \$1,400,000 & \$1,500,000

Median sale price

Median price \$1,550,000 Property Type House Suburb Doncaster

Period - From 01/01/2023 to 31/12/2023 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	2/1 Woodland St DONCASTER 3108	\$1,566,000	15/01/2024
2	13a Monaco St DONCASTER 3108	\$1,558,000	25/01/2024
3	24 Stables Cirt DONCASTER 3108	\$1,425,000	20/10/2023

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:

15/03/2024 16:30

1/23 Buckingham Crescent, Doncaster Vic 3108

**Jellis
Craig**

Tony Tuccitto

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Indicative Selling Price

\$1,400,000 - \$1,500,000

Median House Price

Year ending December 2023: \$1,550,000



 4  3  1

Property Type: Townhouse

Agent Comments

Comparable Properties



2/1 Woodland St DONCASTER 3108 (REI)

Agent Comments

 4  2  2

Price: \$1,566,000

Method: Sold Before Auction

Date: 15/01/2024

Property Type: Townhouse (Res)

Land Size: 328 sqm approx



13a Monaco St DONCASTER 3108 (REI/VG)

Agent Comments

 4  3  1

Price: \$1,558,000

Method: Sold Before Auction

Date: 25/01/2024

Property Type: Townhouse (Res)

Land Size: 364 sqm approx



24 Stables Cirt DONCASTER 3108 (REI/VG)

Agent Comments

 5  3  2

Price: \$1,425,000

Method: Private Sale

Date: 20/10/2023

Property Type: Townhouse (Single)

Account - Jellis Craig | P: 03 8841 4888 | F: 03 8841 4800



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