

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 1/732 Doncaster Road, Doncaster

Indicative selling price

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

Single price \$990,000

Median sale price

Median price \$927,500 Property type Townhouse Suburb Doncaster

Period - From 1 Jan 2024 to 31 March 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. 4/734 Doncaster Road, Doncaster	\$ 985,000	1/02/2024
2. 2/340 George Street, Doncaster	\$ 1,129,000	27/04/2024
3. 3/51 Walker Street, Doncaster	\$ 980,000	25/11/2023

This Statement of Information was prepared on: 15/05/2024

Comparable properties



\$ 985,000

4/734 Doncaster Road, Doncaster, Victoria

DATE: 1/02/2024

PROPERTY TYPE: TOWNHOUSE

 3  3
 2  sqm



\$ 1,129,000

2/340 George Street, Doncaster, Victoria

DATE: 27/04/2024

PROPERTY TYPE: TOWNHOUSE

 4  2
 2  sqm



\$ 980,000

3/51 Walker Street, Doncaster, Victoria

DATE: 25/11/2023

PROPERTY TYPE: TOWNHOUSE

 3  1
 2  sqm x

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Our Difference



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21 days on market



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