

# 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 Ada Street, Doncaster Vic 3108

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$880,000 & \$930,000

### Median sale price

Median price \$1,565,000 Property Type House Suburb Doncaster

Period - From 01/01/2024 to 31/03/2024 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	33 Frederick St DONCASTER 3108	\$1,060,000	24/02/2024
2	1/15 Whittens La DONCASTER 3108	\$960,000	02/03/2024
3	2/2 Malcolm Cr DONCASTER 3108	\$780,000	25/11/2023

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:

31/05/2024 14:21



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**Rooms:** 2  
**Property Type:** House  
**Land Size:** 313 sqm approx  
[Agent Comments](#)

**Indicative Selling Price**  
\$880,000 - \$930,000  
**Median House Price**  
March quarter 2024: \$1,565,000

## Comparable Properties



**33 Frederick St DONCASTER 3108 (REI/VG)**

[Agent Comments](#)

 3    1    2

**Price:** \$1,060,000  
**Method:** Auction Sale  
**Date:** 24/02/2024  
**Property Type:** House (Res)  
**Land Size:** 321 sqm approx



**1/15 Whittens La DONCASTER 3108 (REI)**

[Agent Comments](#)

 3    1    2

**Price:** \$960,000  
**Method:** Auction Sale  
**Date:** 02/03/2024  
**Property Type:** Unit  
**Land Size:** 341 sqm approx



**2/2 Malcolm Cr DONCASTER 3108 (REI/VG)**

[Agent Comments](#)

 3    2    2

**Price:** \$780,000  
**Method:** Auction Sale  
**Date:** 25/11/2023  
**Property Type:** Unit  
**Land Size:** 242 sqm approx

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