

# 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 Guildford Drive, Doncaster East, VIC 3109

### Indicative selling price

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

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

### Median sale price

Median price \$1,686,500 Property Type House Suburb Doncaster East (3109)

Period - From 10/01/2023 to 10/01/2024 Source Realestate

### Comparable property sales

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
6 PALTARRA COURT, DONCASTER EAST VIC 3109	\$1,400,000	06/02/2024
7 DILKARA COURT, DONCASTER EAST VIC 3109	\$1,477,000	02/12/2023
5 MCCUBBIN TERRACE, DONCASTER EAST VIC 3109	\$1,480,000	21/10/2023

This Statement of Information was prepared on: 23/02/2024