

# 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

15 Glendora Lane, 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)

Range between \$1,650,000 & \$1,700,000

### Median sale price

Median price \$1,620,000 Property Type House Suburb Doncaster East

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	8 Gaudion Rd DONCASTER EAST 3109	\$1,651,000	24/02/2024
2	19 Canopus Dr DONCASTER EAST 3109	\$1,636,000	16/03/2024
3	2 Mccubbin Tce DONCASTER EAST 3109	\$1,615,000	26/03/2024

**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:

02/05/2024 13:35



 4    2    2

**Property Type:** House  
**Land Size:** 686 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,650,000 - \$1,700,000  
**Median House Price**  
March quarter 2024: \$1,620,000

## Comparable Properties



**8 Gaudion Rd DONCASTER EAST 3109 (REI)**   **Agent Comments**

 4    2    2

**Price:** \$1,651,000  
**Method:** Auction Sale  
**Date:** 24/02/2024  
**Property Type:** House (Res)  
**Land Size:** 712 sqm approx



**19 Canopus Dr DONCASTER EAST 3109 (REI)**   **Agent Comments**

 4    2    2

**Price:** \$1,636,000  
**Method:** Auction Sale  
**Date:** 16/03/2024  
**Property Type:** House (Res)



**2 Mccubbin Tce DONCASTER EAST 3109 (REI)**   **Agent Comments**

 4    2    4

**Price:** \$1,615,000  
**Method:** Private Sale  
**Date:** 26/03/2024  
**Property Type:** House (Res)  
**Land Size:** 588 sqm approx

**Account - Barry Plant** | P: 03 9842 8888