

# 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

19 Dion 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 \$1,350,000 & \$1,450,000

### Median sale price

Median price \$1,505,000 Property Type House Suburb Doncaster

Period - From 01/10/2023 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	39 Rathmullen Qdrnt DONCASTER 3108	\$1,460,000	19/12/2023
2	30 Glenda St DONCASTER 3108	\$1,390,000	23/02/2024
3	3 Paul St DONCASTER 3108	\$1,270,000	24/02/2024

**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:

14/03/2024 16:13



**Property Type:** House (Res)

**Land Size:** 728 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,350,000 - \$1,450,000

**Median House Price**

December quarter 2023: \$1,505,000

## Comparable Properties

**39 Rathmullen Qdrnt DONCASTER 3108 (REI)** Agent Comments



**Price:** \$1,460,000

**Method:**

**Date:** 19/12/2023

**Property Type:** House



**30 Glenda St DONCASTER 3108 (REI)**

Agent Comments



**Price:** \$1,390,000

**Method:** Sold Before Auction

**Date:** 23/02/2024

**Property Type:** House (Res)

**Land Size:** 652 sqm approx



**3 Paul St DONCASTER 3108 (REI)**

Agent Comments



**Price:** \$1,270,000

**Method:** Auction Sale

**Date:** 24/02/2024

**Property Type:** House (Res)

**Land Size:** 785 sqm approx