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

1a Ross Street, Doncaster East Vic 3109

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betwee	ו \$700,000		&		\$770,000			
Median sale price								
Median price	\$927,500	Pro	operty Type	Unit			Suburb	Doncaster East
Period - From	01/01/2025	to	31/03/2025		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	2/21 Mitchell St DONCASTER EAST 3109	\$650,000	15/03/2025
2	1/63-65 Leeds St DONCASTER EAST 3109	\$745,000	06/03/2025
3	7/930 Doncaster Rd DONCASTER EAST 3109	\$755,000	15/02/2025

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:

06/06/2025 17:00









Property Type: Unit Land Size: 210 sqm approx Agent Comments Indicative Selling Price \$700,000 - \$770,000 Median Unit Price March quarter 2025: \$927,500

Comparable Properties

2/21 Mitchell St DONCASTER EAST 3109 (REI/VG) 2 1 2 1 1 1 Price: \$650,000 Method: Sold After Auction Date: 15/03/2025 Property Type: Unit	Agent Comments
1/63-65 Leeds St DONCASTER EAST 3109 (REI) 2 1 Price: \$745,000 Method: Private Sale Date: 06/03/2025 Property Type: Unit	Agent Comments
7/930 Doncaster Rd DONCASTER EAST 3109 (REI/VG) 2 1 2 1 1 1 Price: \$755,000 Method: Auction Sale Date: 15/02/2025 Property Type: Unit	Agent Comments

Account - Barry Plant | P: 03 9842 8888



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria. The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.