

## 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

2/1050 DONCASTER ROAD 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$895,000

&

\$980,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$922,500

Property type

Unit

Suburb

Doncaster East

Period-from

01 Mar 2023

to

29 Feb 2024

Source

Corelogic

### 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 6 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

1/65 OLD WARRANDYTE ROAD DONVALE VIC 3111	\$1,058,000	18-Nov-22
3/117 MITCHAM ROAD DONVALE VIC 3111	\$860,000	16-Oct-22
2/46 VICTORIA STREET DONCASTER VIC 3108	\$950,000	17-Dec-22

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 6 months.~~

This Statement of Information was prepared on: 20 March 2024



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1/65 OLD WARRANDYTE ROAD  
DONVALE VIC 3111

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Sold Price **\$1,058,000** Sold Date **18-Nov-22**

Distance **1.71km**



3/117 MITCHAM ROAD DONVALE  
VIC 3111

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Sold Price **\$860,000** Sold Date **16-Oct-22**

Distance **1.92km**



2/46 VICTORIA STREET  
DONCASTER VIC 3108

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Sold Price **\$950,000** Sold Date **17-Dec-22**

Distance **1.93km**



1/11 CHERRY GROVE DONVALE VIC  
3111

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Sold Price **\$965,000** Sold Date **10-Jun-23**

Distance **2.84km**



6/79-81 SPRINGVALE ROAD  
NUNAWADING VIC 3131

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Sold Price <sup>RS</sup> **\$945,000** Sold Date **24-Feb-24**

Distance **2.9km**

RS = Recent sale UN = Undisclosed Sale

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