

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

23A Woodlea Street, Doncaster East Vic 3109

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$1,700,000

&

\$1,800,000

Median sale price

Median price

\$1,582,000

Property Type

House

Suburb

Doncaster East

Period - From

01/04/2024

to

31/03/2025

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 | 7a Daws Rd DONCASTER EAST 3109 | \$1,670,000 | 24/05/2025 |
| 2 | 2 Layman Ct DONCASTER EAST 3109 | \$1,850,000 | 26/02/2025 |
| 3 | 2b Murphy Rd DONCASTER 3108 | \$1,689,000 | 22/02/2025 |

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:

26/05/2025 14:28

23A Woodlea Street, Doncaster East Vic 3109



Property Type:
Agent Comments

Indicative Selling Price
\$1,700,000 - \$1,800,000
Median House Price
Year ending March 2025: \$1,582,000

Comparable Properties



7a Daws Rd DONCASTER EAST 3109 (REI)

Agent Comments



Price: \$1,670,000
Method: Auction Sale
Date: 24/05/2025
Property Type: Townhouse (Res)
Land Size: 363 sqm approx

2 Layman Ct DONCASTER EAST 3109 (VG)

Agent Comments



Price: \$1,850,000
Method: Sale
Date: 26/02/2025
Property Type: Flat/Unit/Apartment (Res)



2b Murphy Rd DONCASTER 3108 (REI)

Agent Comments



Price: \$1,689,000
Method: Auction Sale
Date: 22/02/2025
Property Type: House (Res)

Account - Biggin & Scott Manningham | P: 03 9841 9000 | F: 03 9841 9320



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