## Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Including suburb and postcode

Address 23A Woodlea Street, Doncaster East Vic 3109

### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betweer	\$1,700,000		&		\$1,800,000			
Median sale p	rice							
Median price	\$1,582,000	Pro	operty Type	Hou	se		Suburb	Doncaster East
Period - From	01/04/2024	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	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)

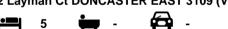


Price: \$1,670,000 Method: Auction Sale Date: 24/05/2025 Property Type: Townhouse (Res) Land Size: 363 sqm approx

### 2 Layman Ct DONCASTER EAST 3109 (VG)

Agent Comments

Agent Comments



Price: \$1,850,000 Method: Sale

Date: 26/02/2025 Property Type: Flat/Unit/Apartment (Res)



2b Murphy Rd DONCASTER 3108 (REI) **2** 2 • •

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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