

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 25 Fromhold Drive, Doncaster, VIC 3108

Indicative selling price

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

Price Range \$1,200,000 & \$1,300,000

Median sale price

Median price \$1,595,000 Property Type House Suburb Doncaster (3108)

Period - From 22/03/2023 to 22/03/2024 Source Realestate

Comparable property sales

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
45 GEDYE STREET, DONCASTER EAST VIC 3109	\$1,315,000	03/02/2024
18 LARKSPUR AVENUE, DONCASTER VIC 3108	\$1,230,000	17/02/2024
9A SHARON STREET, DONCASTER VIC 3108	\$1,212,500	09/03/2024

This Statement of Information was prepared on: 22/03/2024