

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 Harry Street, Doncaster East

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price

\$1,595,000

Median sale price

Median price

\$1,620,000

Property type

House

Suburb

Doncaster East

Period - From

Jan 2024

to

March 2024

Source

REIV

Comparable property sales

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.

Address of comparable property	Price	Date of sale
1. 14 Thomas Street, Doncaster East	\$ 1,650,000	7/11/2023
2. 31 Cassowary Street, Doncaster East	\$ 1,661,000	4/05/2024
3. 21 Harry Street, Doncaster East	\$ 1,658,800	13/05/2024

This Statement of Information was prepared on:

13/06/2024

Comparable properties



\$ 1,650,000

14 Thomas Street, Doncaster East, Victoria

DATE: 7/11/2023

PROPERTY TYPE: HOUSE

 3  1
 1  653 sqm



\$ 1,661,000

31 Cassowary Street, Doncaster East, Victoria

DATE: 4/05/2024

PROPERTY TYPE: HOUSE

 3  1
 2  696 sqm



\$ 1,658,800

21 Harry Street, Doncaster East, Victoria

DATE: 13/05/2024

PROPERTY TYPE: HOUSE

 4  2
 1  650 sqm x

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Our Difference



Average of only 21 days on market



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