

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 Queens Avenue, 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 \$1,400,000 Property Type House Suburb Doncaster (3108)

Period - From 27/06/2023 to 27/06/2024 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
1A DAVIS STREET, DONCASTER VIC 3108	\$1,335,000	22/06/2024
2/6 SECOND AVENUE, BOX HILL NORTH VIC 3129	\$1,310,000	07/05/2024
43 HARVEST COURT, DONCASTER VIC 3108	\$1,215,000	19/04/2024

This Statement of Information was prepared on: 27/06/2024