

# 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 Roseland Grove, Doncaster, VIC 3108

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range \$1,150,000 & \$1,265,000

### Median sale price

Median price \$1,606,000 Property Type House Suburb Doncaster (3108)

Period - From 15/01/2023 to 15/01/2024 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
93 AYR STREET, DONCASTER VIC 3108	\$1,200,000	13/12/2023
9 MARALEE PLACE, DONCASTER VIC 3108	\$1,210,000	17/10/2023
30 TIMBER RIDGE, DONCASTER VIC 3108	\$1,234,000	15/07/2023

This Statement of Information was prepared on: 15/01/2024