

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 Westfield Drive, Doncaster Vic 3108

Indicative selling price

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

Range between \$1,750,000

&

\$1,920,000

Median sale price

Median price \$1,570,000

Property Type House

Suburb Doncaster

Period - From 01/04/2023

to 31/03/2024

Source 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.

	Address of comparable property	Price	Date of sale
1	28 Winbrook Ct DONCASTER 3108	\$1,850,000	05/04/2024
2	11 Cockaigne St DONCASTER 3108	\$1,820,000	14/02/2024
3	8 Kersey PI DONCASTER 3108	\$1,750,000	21/02/2024

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:

09/05/2024 15:37



 4  3  2

Property Type: House

Land Size: 863 sqm approx

Agent Comments

Comparable Properties



28 Winbrook Ct DONCASTER 3108 (REI)

Agent Comments

 6  3  2

Price: \$1,850,000

Method: Sold Before Auction

Date: 05/04/2024

Property Type: House (Res)

Land Size: 716 sqm approx



11 Cockaigne St DONCASTER 3108 (REI)

Agent Comments

 4  2  2

Price: \$1,820,000

Method: Sold Before Auction

Date: 14/02/2024

Property Type: House (Res)

Land Size: 1103 sqm approx



8 Kersey Pl DONCASTER 3108 (REI/VG)

Agent Comments

 5  2  2

Price: \$1,750,000

Method: Private Sale

Date: 21/02/2024

Property Type: House

Land Size: 764 sqm approx