

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 3/51 Walker Street, Doncaster, VIC 3108

Indicative selling price

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

Price Range

\$900,000

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\$990,000

Median sale price

Median price

\$950,000

Property Type

Townhouse

Suburb

Doncaster East (3108)

Period - From

23/10/2022

to

23/10/2023

Source

Realestate

Comparable property sales

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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
1/12 BULLEN STREET, DONCASTER EAST VIC 3109	\$1,010,000	20/05/2023
13 PLEASANT AVENUE, DONCASTER VIC 3108	\$950,000	07/08/2023
1/763 DONCASTER ROAD, DONCASTER VIC 3108	\$950,000	12/04/2023

This Statement of Information was prepared on: 23/10/2023