

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 306/642 Doncaster Road, Doncaster Vic 3108

Indicative selling price

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

Range between \$780,000 & \$850,000

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	204/83 Tram Rd DONCASTER 3108	\$850,000	10/04/2024
2	401/13-15 Goodson St DONCASTER 3108	\$822,200	05/06/2024
3	215/8 Berkeley St DONCASTER 3108	\$760,000	22/02/2024

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: 05/07/2024 14:54



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Property Type: House (Res)
Land Size: 3770 sqm approx
 Agent Comments

Indicative Selling Price
 \$780,000 - \$850,000
Median House Price
 Year ending March 2024: \$1,570,000

Comparable Properties



204/83 Tram Rd DONCASTER 3108 (REI)

Agent Comments

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 2

Price: \$850,000
Method: Private Sale
Date: 10/04/2024
Property Type: Unit



401/13-15 Goodson St DONCASTER 3108 (REI)

Agent Comments

3
 2
 3

Price: \$822,200
Method: Private Sale
Date: 05/06/2024
Property Type: Apartment



215/8 Berkeley St DONCASTER 3108 (VG)

Agent Comments

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Price: \$760,000
Method: Sale
Date: 22/02/2024
Property Type: Strata Unit/Flat

Account - VICPROP