

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

34 Kiewa Street, Doncaster

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price

\$1,380,000

Median sale price

Median price

\$1,505,000

Property type

House

Suburb

Doncaster

Period - From

Oct 2023

to

Dec 2023

Source

REIV

Comparable property sales

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. 30 Glenda Street, Doncaster	\$ 1,390,000	23/02/2024
2. 24 Grange Park Avenue, Doncaster	\$ 1,436,500	17/02/2024
3. 8 Somerville Street, Doncaster	\$1,401,888	15/01/2024

This Statement of Information was prepared on:

8/04/2024

Comparable properties



\$ 1,390,000

30 Glenda Street, Doncaster, Victoria

DATE: 23/02/2024

PROPERTY TYPE: HOUSE

 3  1
  652 sqm



\$ 1,436,500

24 Grange Park Avenue, Doncaster, Victoria

DATE: 17/02/2024

PROPERTY TYPE: HOUSE

 3  1
 1  683 sqm



\$ 1,401,888

8 Somerville Street, Doncaster, Victoria

DATE: 15/01/2024

PROPERTY TYPE: HOUSE

 3  2
 2  693 sqm x

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Our Difference



Average of only
21 days on market



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