

# 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 Studley Street, Doncaster Vic 3108

### Indicative selling price

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

Range between \$1,220,000

&

\$1,340,000

### Median sale price

Median price \$1,565,000

Property Type House

Suburb Doncaster

Period - From 01/01/2024

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	36 Marianne Way DONCASTER 3108	\$1,350,000	01/04/2024
2	2 Vine Ct DONCASTER 3108	\$1,300,000	09/05/2024
3	799 Elgar Rd DONCASTER 3108	\$1,200,000	02/05/2024

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:

24/05/2024 10:00



**Property Type:** House  
**Land Size:** 803 sqm approx  
**Agent Comments:** Study

**Indicative Selling Price**  
 \$1,220,000 - \$1,340,000  
**Median House Price**  
 March quarter 2024: \$1,565,000

## Comparable Properties



**36 Marianne Way DONCASTER 3108 (REI)**

Agent Comments



**Price:** \$1,350,000  
**Method:** Private Sale  
**Date:** 01/04/2024  
**Property Type:** House  
**Land Size:** 737 sqm approx



**2 Vine Ct DONCASTER 3108 (REI)**

Agent Comments



**Price:** \$1,300,000  
**Method:** Private Sale  
**Date:** 09/05/2024  
**Property Type:** House  
**Land Size:** 921 sqm approx



**799 Elgar Rd DONCASTER 3108 (REI)**

Agent Comments



**Price:** \$1,200,000  
**Method:** Sold Before Auction  
**Date:** 02/05/2024  
**Property Type:** House (Res)  
**Land Size:** 821 sqm approx

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