Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

344 George Street, Doncaster East Vic 3109
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Indicative selling price

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

Range between \$1,500,000	&	\$1,650,000
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Median sale price

Median price	\$1,582,000	Pro	perty Type	House		Suburb	Doncaster East
Period - From	01/04/2024	to	31/03/2025		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

	areas or comparable property	1 1100	Date of Sale
1	31 Herlihys Rd TEMPLESTOWE LOWER 3107	\$1,615,000	15/03/2025
2	87 Whittens La DONCASTER 3108	\$1,520,000	23/01/2025
3	11 Soderlund Dr DONCASTER 3108	\$1,481,000	06/03/2025

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:	07/05/2025 10:48



Date of sale











Rooms: 7

Property Type: House Land Size: 935 sqm approx

Agent Comments

Indicative Selling Price \$1,500,000 - \$1,650,000 **Median House Price** Year ending March 2025: \$1,582,000

Comparable Properties



31 Herlihys Rd TEMPLESTOWE LOWER 3107 (REI)

Price: \$1,615,000 Method: Auction Sale Date: 15/03/2025

Property Type: House (Res) Land Size: 1118 sqm approx **Agent Comments**



87 Whittens La DONCASTER 3108 (REI/VG)





Agent Comments

Price: \$1,520,000 Method: Private Sale Date: 23/01/2025 Property Type: House Land Size: 816 sqm approx



11 Soderlund Dr DONCASTER 3108 (REI/VG)





Agent Comments

Price: \$1,481,000

Method: Sold Before Auction

Date: 06/03/2025

Property Type: House (Res) Land Size: 800 sqm approx

Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511





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