

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 38 Walker Street, Doncaster Vic 3108

Indicative selling price

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

Range between \$1,150,000 & \$1,250,000

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	28 Rathmullen Qdrnt DONCASTER 3108	\$1,200,000	25/05/2024
2	186 Church Rd DONCASTER 3108	\$1,212,500	04/05/2024
3	59 Tram Rd DONCASTER 3108	\$1,235,000	20/04/2024

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: 11/06/2024 13:54



Property Type: House

Land Size: 725 sqm approx

Agent Comments

Comparable Properties



28 Rathmullen Qdrnt DONCASTER 3108 (REI) **Agent Comments**



Price: \$1,200,000

Method: Auction Sale

Date: 25/05/2024

Property Type: House (Res)

Land Size: 739 sqm approx



186 Church Rd DONCASTER 3108 (REI) **Agent Comments**



Price: \$1,212,500

Method: Auction Sale

Date: 04/05/2024

Property Type: House (Res)



59 Tram Rd DONCASTER 3108 (REI) **Agent Comments**



Price: \$1,235,000

Method: Auction Sale

Date: 20/04/2024

Property Type: House (Res)