

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

40 Gedye Street, Doncaster East Vic 3109

Indicative selling price

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

Range between \$1,250,000 & \$1,375,000

Median sale price

Median price \$1,615,400 Property Type House Suburb Doncaster East

Period - From 01/10/2023 to 31/12/2023 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	44 Belinda Cr DONCASTER EAST 3109	\$1,470,000	02/02/2024
2	138 Tunstall Rd DONVALE 3111	\$1,357,000	14/03/2024
3	45 Gedye St DONCASTER EAST 3109	\$1,315,000	03/02/2024

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:

26/03/2024 16:12



 4  3  3

Property Type: House

Land Size: 654 sqm approx

Agent Comments

Indicative Selling Price

\$1,250,000 - \$1,375,000

Median House Price

December quarter 2023: \$1,615,400

Comparable Properties



44 Belinda Cr DONCASTER EAST 3109 (REI)

Agent Comments

 4  2  2

Price: \$1,470,000

Method: Private Sale

Date: 02/02/2024

Property Type: House (Res)

Land Size: 651 sqm approx



138 Tunstall Rd DONVALE 3111 (REI)

Agent Comments

 4  1  2

Price: \$1,357,000

Method: Sold Before Auction

Date: 14/03/2024

Property Type: House (Res)

Land Size: 781 sqm approx



45 Gedye St DONCASTER EAST 3109 (REI)

Agent Comments

 4  2  3

Price: \$1,315,000

Method: Auction Sale

Date: 03/02/2024

Property Type: House (Res)

Land Size: 654 sqm approx