

## 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

5/545-549 DONCASTER ROAD DONCASTER VIC 3108

### Indicative selling price

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

Single Price

or range  
between

\$380,000

&

\$410,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$650,900

Property type

Unit

Suburb

Doncaster

Period-from

01 Mar 2023

to

29 Feb 2024

Source

Corelogic

### 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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

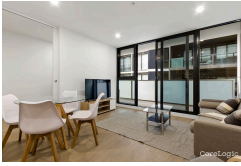
Date of sale

805/600 DONCASTER ROAD DONCASTER VIC 3108	\$396,000	20-Nov-23
3/1 WESTFIELD DRIVE DONCASTER VIC 3108	\$403,500	31-Oct-23
6/13-15 GOODSON STREET DONCASTER VIC 3108	\$397,500	28-Feb-24

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 6 months.~~

This Statement of Information was prepared on: 19 March 2024



**805/600 DONCASTER ROAD  
DONCASTER VIC 3108**

 1  1  1

Sold Price **\$396,000** Sold Date **20-Nov-23**

Distance **0.45km**



**3/1 WESTFIELD DRIVE  
DONCASTER VIC 3108**

 1  1  1

Sold Price **\$403,500** Sold Date **31-Oct-23**

Distance **0.8km**



**6/13-15 GOODSON STREET  
DONCASTER VIC 3108**

 1  1  1

Sold Price <sup>RS</sup> **\$397,500** Sold Date **28-Feb-24**

Distance **0.88km**

RS = Recent sale

UN = Undisclosed Sale

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