

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

6A Avocet Street, Doncaster East Vic 3109

Indicative selling price

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

Range between

\$1,400,000

&

\$1,540,000

Median sale price

Median price

\$1,190,000

Property Type

Townhouse

Suburb

Doncaster East

Period - From

26/05/2024

to

25/05/2025

Source

Property Data

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	8A Arawata Dr DONCASTER EAST 3109	\$1,535,000	20/05/2025
2	32 Renshaw St DONCASTER EAST 3109	\$1,495,000	26/04/2025
3	2/37 Hertford Rd DONCASTER EAST 3109	\$1,500,000	02/12/2024

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:

26/05/2025 15:56



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Indicative Selling Price
\$1,400,000 - \$1,540,000
Median Townhouse Price
26/05/2024 - 25/05/2025: \$1,190,000



Property Type:
Agent Comments

Comparable Properties



8A Arawata Dr DONCASTER EAST 3109 (REI)

Agent Comments



Price: \$1,535,000
Method: Private Sale
Date: 20/05/2025
Property Type: Townhouse (Single)
Land Size: 328 sqm approx



32 Renshaw St DONCASTER EAST 3109 (REI/VG)

Agent Comments



Price: \$1,495,000
Method: Private Sale
Date: 26/04/2025
Property Type: Townhouse (Single)
Land Size: 298 sqm approx



2/37 Hertford Rd DONCASTER EAST 3109 (REI)

Agent Comments



Price: \$1,500,000
Method: Sold Before Auction
Date: 02/12/2024
Property Type: Townhouse (Res)

Account - Buxton Balwyn-Canterbury | P: 03 9006 8977



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