

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

72 Leeds Street, Doncaster East Vic 3109

Indicative selling price

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

Range between

\$1,300,000

&

\$1,390,000

Median sale price

Median price

\$1,570,000

Property Type

House

Suburb

Doncaster East

Period - From

01/01/2025

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 | Price | Date of sale |
|---|-----------------------------------|-------------|--------------|
| 1 | 82 Rosella St DONCASTER EAST 3109 | \$1,265,000 | 31/03/2025 |
| 2 | 1/5 Bowen Rd DONCASTER EAST 3109 | \$1,300,000 | 22/02/2025 |
| 3 | 33 Roger St DONCASTER EAST 3109 | \$1,527,000 | 07/12/2024 |

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:

29/05/2025 10:36

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Indicative Selling Price

\$1,300,000 - \$1,390,000

Median House Price

March quarter 2025: \$1,570,000



4
 2
 2

Property Type: House**Land Size:** 362 sqm approx

Agent Comments

Comparable Properties

**82 Rosella St DONCASTER EAST 3109 (REI)**

Agent Comments

4
 2
 2

Price: \$1,265,000**Method:** Private Sale**Date:** 31/03/2025**Property Type:** House**Land Size:** 310 sqm approx**1/5 Bowen Rd DONCASTER EAST 3109 (REI)**

Agent Comments

4
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 2

Price: \$1,300,000**Method:** Auction Sale**Date:** 22/02/2025**Property Type:** Townhouse (Res)**Land Size:** 398 sqm approx**33 Roger St DONCASTER EAST 3109 (REI)**

Agent Comments

4
 2
 2

Price: \$1,527,000**Method:** Auction Sale**Date:** 07/12/2024**Property Type:** House (Res)**Land Size:** 371 sqm approx

Account - Barry Plant | P: 03 9842 8888