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	1 Bordeaux Street, Doncaster Vic 3108

Indicative selling price

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

Range between $1,590,000 & $1,720,000

Median sale price

Median price $1,500,000 Property Type House Suburb Doncaster

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	43 Roseland Gr DONCASTER 3108	$1,400,000	29/04/2025
2	50 Whittens La DONCASTER 3108	$1,540,000	22/03/2025
3	10 Blossom Ct DONCASTER 3108	$1,566,000	09/03/2025

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: 02/05/2025 14:50

1 Bordeaux Street, Doncaster Vic 3108

BARRYPLANT

4 2 2

Property Type: House (Res)
Land Size: 644 sqm approx

Agent Comments

Indicative Selling Price
$1,590,000 - $1,720,000
Median House Price
March quarter 2025: $1,500,000

Comparable Properties

43 Roseland Gr DONCASTER 3108 (REI)

4 2 2

Price: $1,400,000
Method: Private Sale
Date: 29/04/2025
Property Type: House
Land Size: 645 sqm approx

Agent Comments

50 Whittens La DONCASTER 3108 (REI)

4 2 2

Price: $1,540,000
Method: Private Sale
Date: 22/03/2025
Property Type: House
Land Size: 726 sqm approx

Agent Comments

10 Blossom Ct DONCASTER 3108 (REI)

4 2 3

Price: $1,566,000
Method: Auction Sale
Date: 09/03/2025
Property Type: House (Res)
Land Size: 713 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9842 8888

REIV THE DIFFERENCE | propertydata.com.au

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