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	44 Carawatha Road, Doncaster Vic 3108

Indicative selling price

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

Range between $1,150,000 & $1,250,000

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	2/10 Clay Dr DONCASTER 3108	$1,072,000	08/03/2025
2	3/53 Finlayson St DONCASTER 3108	$950,000	07/02/2025
3	32a Stanton St DONCASTER 3108	$1,260,000	14/12/2024

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: 13/05/2025 17:11

44 Carawatha Road, Doncaster Vic 3108

BARRYPLANT



4 2 2

Property Type: House
Land Size: 225 sqm approx

Agent Comments

Indicative Selling Price
$1,150,000 - $1,250,000
Median House Price
March quarter 2025: $1,500,000

Comparable Properties



2/10 Clay Dr DONCASTER 3108 (REI)

4 2 2

Price: $1,072,000
Method: Auction Sale
Date: 08/03/2025
Property Type: Townhouse (Res)
Land Size: 310 sqm approx

Agent Comments



3/53 Finlayson St DONCASTER 3108 (REI/VG)

4 2 2

Price: $950,000
Method: Auction Sale
Date: 07/02/2025
Property Type: Townhouse (Res)
Land Size: 207 sqm approx

Agent Comments



32a Stanton St DONCASTER 3108 (REI/VG)

4 2 2

Price: $1,260,000
Method: Auction Sale
Date: 14/12/2024
Property Type: Townhouse (Res)
Land Size: 375 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9842 8888

REIV THE DIFFERENCE

propertydata.com.au

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