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<br>Including suburb and postcode | 49 Church Road, Doncaster Vic 3108 |

## Indicative selling price

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

Range between $930,000 & $1,020,000

## Median sale price

Median price $601,000 Property Type Unit 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 Curlew Ct DONCASTER 3108 | $1,000,000 | 13/05/2025 |
| 2 | 2/14 Dunoon St DONCASTER 3108 | $910,000 | 14/12/2024 |
| 3 | 1/37 Frederick St DONCASTER 3108 | $1,050,000 | 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: 14/05/2025 09:14

# 49 Church Road, Doncaster Vic 3108

BARRYPLANT

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**Indicative Selling Price**
$930,000 - $1,020,000
**Median Unit Price**
March quarter 2025: $601,000



3 1 1

**Property Type:** Unit
**Land Size:** 416 sqm approx

Agent Comments

## Comparable Properties



**2/10 Curlew Ct DONCASTER 3108 (REI)**

3 2 2

**Price:** $1,000,000
**Method:** Private Sale
**Date:** 13/05/2025
**Property Type:** Unit
**Land Size:** 211 sqm approx

Agent Comments



**2/14 Dunoon St DONCASTER 3108 (REI)**

3 1 2

**Price:** $910,000
**Method:** Auction Sale
**Date:** 14/12/2024
**Property Type:** Unit

Agent Comments



**1/37 Frederick St DONCASTER 3108 (REI)**

3 1 3

**Price:** $1,050,000
**Method:** Auction Sale
**Date:** 14/12/2024
**Property Type:** House (Res)
**Land Size:** 433 sqm approx

Agent Comments



REIV THE DIFFERENCE | propertydata.com.au

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