

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

2/10 Curlew Court, Doncaster Vic 3108

Indicative selling price

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

Single price

\$999,000

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	20a Acacia St DONCASTER EAST 3109	\$1,078,000	15/03/2025
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:

10/05/2025 14:51

Mark Di Giulio
9842 8888
0407 863 179
mdigiulio@barryplant.com.au

Indicative Selling Price
\$999,000

Median Unit Price
March quarter 2025: \$601,000



 3  2  2

Property Type: Unit
Land Size: 211 sqm approx
Agent Comments

Comparable Properties



20a Acacia St DONCASTER EAST 3109 (REI)

Agent Comments

 3  2  2

Price: \$1,078,000
Method: Auction Sale
Date: 15/03/2025
Property Type: House (Res)



2/14 Dunoon St DONCASTER 3108 (REI)

Agent Comments

 3  1  2

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



1/37 Frederick St DONCASTER 3108 (REI)

Agent Comments

 3  1  3

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

Account - Barry Plant | P: 03 9842 8888