#### Statement of Information

## Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode	Including suburb and	
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#### Indicative selling price

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

Range between \$1,050,000	&	\$1,150,000
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#### Median sale price

Median price	\$1,100,000	Pro	perty Type To	ownhouse		Suburb	Doncaster
Period - From	03/11/2024	to	02/11/2025	S	ource	Property	/ Data

#### 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 49 Clay Dr DONCASTER 3108 \$1,055,000 25/09/2025

2	73 Harvest Ct DONGASTER 3108	\$1,050,000	11/09/2025
3	4/1 Kelly St DONCASTER 3108	\$1,098,888	15/08/2025

#### 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:	03/11/2025 12:53









Property Type: Townhouse **Agent Comments** 

**Indicative Selling Price** \$1,050,000 - \$1,150,000 **Median Townhouse Price** 03/11/2024 - 02/11/2025: \$1,100,000

### Comparable Properties



49 Clay Dr DONCASTER 3108 (REI)

Price: \$1,055,000 Method: Private Sale Date: 25/09/2025

Property Type: Townhouse (Res)

**Agent Comments** 



73 Harvest Ct DONCASTER 3108 (REI)



Price: \$1,050,000 Method: Private Sale Date: 11/09/2025

Property Type: Townhouse (Single)

**Agent Comments** 



4/1 Kelly St DONCASTER 3108 (REI/VG)

Price: \$1,098,888

Method: Sold Before Auction

Date: 15/08/2025

Property Type: Townhouse (Res)

**Agent Comments** 

Account - Barry Plant | P: 03 9842 8888





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