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	2/1 Ruda Street, Doncaster Vic 3108

Indicative selling price

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

Single price: $1,045,000

Median sale price

Median price: $1,072,000 Property Type: Townhouse Suburb: Doncaster

Period - From: 17/05/2024 to: 16/05/2025 Source: 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	4/60 Sweyn St BALWYN NORTH 3104	$1,035,000	07/05/2025
2	3/60 Sweyn St BALWYN NORTH 3104	$1,050,000	26/04/2025
3	3/53 Finlayson St DONCASTER 3108	$950,000	07/02/2025

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: 17/05/2025 15:37

2/1 Ruda Street, Doncaster Vic 3108



3 2 2

Property Type: Townhouse
Land Size: 248 sqm approx

Agent Comments

Indicative Selling Price
$1,045,000
Median Townhouse Price
17/05/2024 - 16/05/2025: $1,072,000

Comparable Properties



4/60 Sweyn St BALWYN NORTH 3104 (REI)

3 2 2

Price: $1,035,000
Method: Private Sale
Date: 07/05/2025
Property Type: Townhouse (Single)

Agent Comments



3/60 Sweyn St BALWYN NORTH 3104 (REI)

3 2 2

Price: $1,050,000
Method: Auction Sale
Date: 26/04/2025
Property Type: Townhouse (Res)

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

Account - Barry Plant | P: 03 9842 8888

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