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	3 Madeleine Street, Doncaster Vic 3108

Indicative selling price

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

Range between $1,350,000 & $1,450,000

Median sale price

Median price $1,550,000 Property Type House Suburb Doncaster

Period - From 01/04/2024 to 30/06/2024 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	20 Braeside Dr DONCASTER 3108	$1,360,000	18/07/2024
2	31 Kelly St DONCASTER 3108	$1,390,000	15/05/2024
3	19 Nola St DONCASTER 3108	$1,435,000	24/02/2024

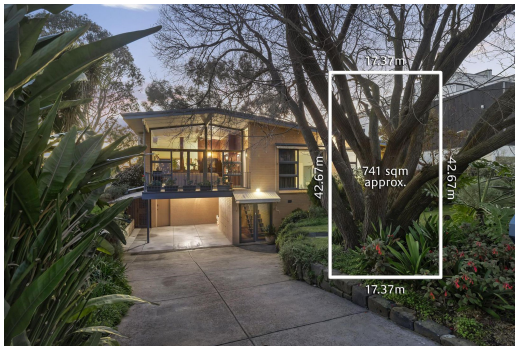
OR

~~**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: 20/08/2024 14:29

3 Madeleine Street, Doncaster Vic 3108

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4 2 2

Property Type: House
Land Size: 741 sqm approx

Agent Comments

Indicative Selling Price
$1,350,000 - $1,450,000
Median House Price
June quarter 2024: $1,550,000

Comparable Properties



20 Braeside Dr DONCASTER 3108 (REI)

3 2 2

Price: $1,360,000
Method: Private Sale
Date: 18/07/2024
Property Type: House (Res)
Land Size: 687 sqm approx

Agent Comments



31 Kelly St DONCASTER 3108 (REI/VG)

4 2 2

Price: $1,390,000
Method: Private Sale
Date: 15/05/2024
Property Type: House
Land Size: 647 sqm approx

Agent Comments



19 Nola St DONCASTER 3108 (REI/VG)

4 2 1

Price: $1,435,000
Method: Auction Sale
Date: 24/02/2024
Property Type: House (Res)
Land Size: 713 sqm approx

Agent Comments

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