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	26a Champion Street, Doncaster East Vic 3109

Indicative selling price

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

Range between $1,800,000 & $1,980,000

Median sale price

Median price $1,300,000 Property Type Townhouse Suburb Doncaster East

Period - From 13/11/2023 to 12/11/2024 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	3 Layman Ct DONCASTER EAST 3109	$1,800,000	09/11/2024
2	18A Corella St DONCASTER 3108	$1,815,000	24/09/2024
3	16a Barbara St DONCASTER EAST 3109	$1,900,000	18/07/2024

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: 13/11/2024 14:19

26a Champion Street, Doncaster East Vic 3109

McGrath



5 4 2

Property Type: Twonhouse
Land Size: 363 sqm approx

Agent Comments

Indicative Selling Price
$1,800,000 - $1,980,000
Median Townhouse Price
13/11/2023 - 12/11/2024: $1,300,000

Comparable Properties



3 Layman Ct DONCASTER EAST 3109 (REI)

5 4 2

Price: $1,800,000
Method: Private Sale
Date: 09/11/2024
Property Type: House
Land Size: 382 sqm approx

Agent Comments



18A Corella St DONCASTER 3108 (REI)

5 4 2

Price: $1,815,000
Method: Private Sale
Date: 24/09/2024
Property Type: House (Res)
Land Size: 325 sqm approx

Agent Comments



16a Barbara St DONCASTER EAST 3109 (VG)

5 - -

Price: $1,900,000
Method: Sale
Date: 18/07/2024
Property Type: House (Res)
Land Size: 342 sqm approx

Agent Comments

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802

REIV THE DIFFERENCE

propertydata.com.au

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