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 LARKSPUR AVENUE DONCASTER VIC 3108

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$1,650,000	&	$1,800,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,471,000	Property type	House	Suburb	Doncaster
Period-from	01 May 2024	to	30 Apr 2025	Source	Corelogic

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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.~~

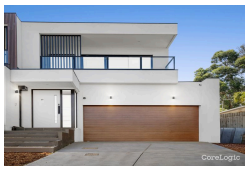
Address of comparable property	Price	Date of sale
29 RENSHAW STREET DONCASTER EAST VIC 3109	$1,620,000	19-Dec-24
9 PHAR LAP DRIVE DONCASTER VIC 3108	$1,605,000	24-May-25

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 6 months.

This Statement of Information was prepared on: 30 May 2025

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29 RENSHAW STREET DONCASTER EAST VIC 3109

4 4 2

Sold Price **$1,620,000** Sold Date **19-Dec-24**

Distance **1.3km**



9 PHAR LAP DRIVE DONCASTER VIC 3108

4 2 2

Sold Price RS **$1,605,000** Sold Date **24-May-25**

Distance **1.71km**

RS = Recent sale **UN** = Undisclosed Sale

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