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	121 High Street, Doncaster Vic 3108

Indicative selling price

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

Range between $1,580,000 & $1,680,000

Median sale price

Median price $1,467,000 Property Type House Suburb Doncaster

Period - From 01/04/2024 to 31/03/2025 Source REIV

Comparable property sales (*Delete A or B below as applicable)

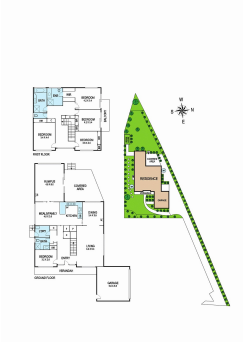
A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	23 Cantala Dr DONCASTER 3108	$1,660,000	28/02/2025
2	17 Brendan Av DONCASTER 3108	$1,645,000	05/02/2025
3	15 Bilby St TEMPLESTOWE LOWER 3107	$1,600,000	23/11/2024

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: 05/05/2025 13:24



Property Type: House (Res)
Land Size: 1064 sqm approx

Agent Comments

Indicative Selling Price
$1,580,000 - $1,680,000
Median House Price
Year ending March 2025: $1,467,000

Comparable Properties



23 Cantala Dr DONCASTER 3108 (REI)

5 2 5

Price: $1,660,000
Method: Private Sale
Date: 28/02/2025
Property Type: House
Land Size: 883 sqm approx

Agent Comments



17 Brendan Av DONCASTER 3108 (REI/VG)

5 3 2

Price: $1,645,000
Method: Private Sale
Date: 05/02/2025
Property Type: House
Land Size: 653 sqm approx

Agent Comments



15 Bilby St TEMPLESTOWE LOWER 3107 (REI/VG)

5 2 2

Price: $1,600,000
Method: Auction Sale
Date: 23/11/2024
Property Type: House (Res)
Land Size: 667 sqm approx

Agent Comments

Account - McGrath Box Hill | P: 03 9889 8800

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