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	9 MONACO STREET 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	$1,300,000	&	$1,430,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,456,250	Property type	House	Suburb	Doncaster
Period-from	01 Jun 2024	to	31 May 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.

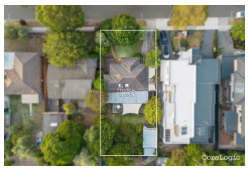
Address of comparable property	Price	Date of sale
18 FINLAYSON STREET DONCASTER VIC 3108	$1,410,000	29-Mar-25
49 TIMBER RIDGE DONCASTER VIC 3108	$1,420,000	04-Apr-25
67 FINLAYSON STREET DONCASTER VIC 3108	$1,435,000	15-Mar-25

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: 16 June 2025

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18 FINLAYSON STREET DONCASTER VIC 3108

3 2 1

Sold Price RS $1,410,000 Sold Date 29-Mar-25

Distance 1.07km



49 TIMBER RIDGE DONCASTER VIC 3108

3 1 1

Sold Price $1,420,000 Sold Date 04-Apr-25

Distance 0.38km



67 FINLAYSON STREET DONCASTER VIC 3108

3 1 2

Sold Price $1,435,000 Sold Date 15-Mar-25

Distance 0.94km

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

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