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	115/1 GROSVENOR STREET, Doncaster, VIC 3108

Indicative selling price

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

Price Range	$370,000	&	$407,000

Median sale price

Median price	$588,888	Property Type	House	Suburb	Doncaster (3108)
Period - From	24/01/2024	to	23/01/2025	Source	REIV

Comparable property sales

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
1/863 DONCASTER ROAD, DONCASTER EAST VIC 3109	$381,000	24/12/2024
508/1 GROSVENOR STREET, DONCASTER VIC 3108	$385,000	14/11/2024
32/765-767 DONCASTER ROAD, DONCASTER VIC 3108	$395,000	08/11/2024

This Statement of Information was prepared on: 24/01/2025

WE DELIVER... Biggin&Scott