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	2 Balfour Street, Doncaster Vic 3108

Indicative selling price

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

Range between $1,300,000 & $1,430,000

Median sale price

Median price $1,480,000 Property Type House Suburb Doncaster

Period - From 01/04/2022 to 31/03/2023 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 Menarra St DONCASTER 3108	$1,410,000	18/03/2023
2	64 Whittens La DONCASTER 3108	$1,380,000	25/02/2023
3	6 Glenda St DONCASTER 3108	$1,350,000	22/03/2023

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: 24/04/2023 11:05

2 Balfour Street, Doncaster Vic 3108



3 -

Property Type:
Divorce/Estate/Family Transfers
Land Size: 714 sqm approx

Agent Comments

Indicative Selling Price
$1,300,000 - $1,430,000
Median House Price
Year ending March 2023: $1,480,000

Comparable Properties



23 Menarra St DONCASTER 3108 (REI)

5 3 3

Price: $1,410,000
Method: Private Sale
Date: 18/03/2023
Property Type: House
Land Size: 653 sqm approx

Agent Comments

Similar era of home. This has more bedrooms and is closer to the top of our range.



64 Whittens La DONCASTER 3108 (REI/VG)

4 2 4

Price: $1,380,000
Method: Auction Sale
Date: 25/02/2023
Property Type: House (Res)
Land Size: 846 sqm approx

Agent Comments

Larger land size and quite close to where we are selling.



6 Glenda St DONCASTER 3108 (REI)

3 1 1

Price: $1,350,000
Method: Private Sale
Date: 22/03/2023
Property Type: House
Land Size: 653 sqm approx

Agent Comments

This sold off market. Property needs some work here but its quite similar.

Account - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017

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