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	5 Minaki Avenue, Doncaster East Vic 3109

Indicative selling price

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

Range between $850,000 & $935,000

Median sale price

Median price $975,000 Property Type Unit Suburb Doncaster East

Period - From 01/07/2022 to 30/06/2023 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	1/3 Martha St DONVALE 3111	$951,000	03/06/2023
2	4/14-16 Bowen Rd DONCASTER EAST 3109	$890,000	12/09/2023
3	6/34 Bowen Rd DONCASTER EAST 3109	$851,500	15/04/2023

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: 15/09/2023 10:26

5 Minaki Avenue, Doncaster East Vic 3109

Chris Savvides
8841 4807
0417 599 664
chrissavvides@jelliscraig.com.au



3 2 1

Property Type: Unit
Land Size: 428 sqm approx

Agent Comments

Indicative Selling Price
$850,000 - $935,000
Median Unit Price
Year ending June 2023: $975,000

Comparable Properties



1/3 Martha St DONVALE 3111 (REI)

3 1 1

Price: $951,000
Method: Auction Sale
Date: 03/06/2023
Property Type: Unit
Land Size: 419 sqm approx

Agent Comments



4/14-16 Bowen Rd DONCASTER EAST 3109 (REI)

3 2 2

Price: $890,000
Method: Private Sale
Date: 12/09/2023
Property Type: Unit

Agent Comments



6/34 Bowen Rd DONCASTER EAST 3109 (REI/VG)

3 1 1

Price: $851,500
Method: Auction Sale
Date: 15/04/2023
Property Type: Unit
Land Size: 301 sqm approx

Agent Comments

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