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	31 Henry Street, Doncaster Vic 3108

Indicative selling price

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

Single price: $1,850,000

Median sale price

Median price: $1,569,000 | Property Type: House | Suburb: Doncaster

Period - From: 01/07/2023 to: 30/06/2024 | 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	28 Ballamore Cr DONCASTER 3108	$1,860,888	25/05/2024
2			
3			

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: 04/09/2024 18:45

31 Henry Street, Doncaster Vic 3108

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5 2 2

Property Type: House
Land Size: 653 sqm approx

Agent Comments

Indicative Selling Price
$1,850,000
Median House Price
Year ending June 2024: $1,569,000

Comparable Properties



28 Ballamore Cr DONCASTER 3108 (REI/VG)

5 2 3

Price: $1,860,888
Method: Auction Sale
Date: 25/05/2024
Property Type: House (Res)
Land Size: 665 sqm approx

Agent Comments

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.

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