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	12 Victoria Street, Doncaster Vic 3108

Indicative selling price

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

Range between $1,000,000 & $1,100,000

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	47A Eram Rd BOX HILL NORTH 3129	$1,060,000	24/07/2024
2	1/10 Fromhold Dr DONCASTER 3108	$930,000	27/03/2024
3	64 Wetherby Rd DONCASTER 3108	$1,105,000	16/03/2024

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: 16/08/2024 13:07

12 Victoria Street, Doncaster Vic 3108

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3 1 2

Property Type: House
Land Size: 529 sqm approx

Agent Comments

Indicative Selling Price
$1,000,000 - $1,100,000
Median House Price
Year ending June 2024: $1,569,000

Comparable Properties



47A Eram Rd BOX HILL NORTH 3129 (REI)

3 1 2

Price: $1,060,000
Method: Sold Before Auction
Date: 24/07/2024
Property Type: House (Res)
Land Size: 583 sqm approx

Agent Comments



1/10 Fromhold Dr DONCASTER 3108 (REI/VG)

3 3 2

Price: $930,000
Method: Auction Sale
Date: 27/03/2024
Property Type: Unit
Land Size: 420 sqm approx

Agent Comments



64 Wetherby Rd DONCASTER 3108 (REI/VG)

4 1 2

Price: $1,105,000
Method: Auction Sale
Date: 16/03/2024
Property Type: House
Land Size: 694 sqm approx

Agent Comments

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