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	39 Finlayson Street, Doncaster Vic 3108

Indicative selling price

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

Range between $1,250,000 & $1,325,000

Median sale price

Median price $1,447,500 Property Type House Suburb Doncaster

Period - From 01/07/2024 to 30/09/2024 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	12 Vera St BULLEEN 3105	$1,285,000	21/09/2024
2	16 Mcleod St DONCASTER 3108	$1,222,500	07/09/2024
3	3 Ernst St DONCASTER 3108	$1,337,000	24/08/2024

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: 18/11/2024 14:34

39 Finlayson Street, Doncaster Vic 3108

Andrew Shen
9908 5700
0410 108 000
andrewshen@jelliscraig.com.au



3 1 2

Property Type: House
Land Size: 721 sqm approx

Agent Comments

Indicative Selling Price
$1,250,000 - $1,325,000
Median House Price
September quarter 2024: $1,447,500

Comparable Properties



12 Vera St BULLEEN 3105 (REI)

3 1 2

Price: $1,285,000
Method: Auction Sale
Date: 21/09/2024
Property Type: House (Res)
Land Size: 728 sqm approx

Agent Comments



16 Mcleod St DONCASTER 3108 (REI/VG)

3 1 1

Price: $1,222,500
Method: Sold Before Auction
Date: 07/09/2024
Property Type: House (Res)
Land Size: 725 sqm approx

Agent Comments



3 Ernst St DONCASTER 3108 (REI/VG)

3 2 2

Price: $1,337,000
Method: Auction Sale
Date: 24/08/2024
Property Type: House (Res)
Land Size: 728 sqm approx

Agent Comments

Account - Jellis Craig | P: (03) 9908 5700

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