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	85 The Boulevard, Doncaster Vic 3108

Indicative selling price

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

Range between $1,650,000 & $1,800,000

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	31 Henry St DONCASTER 3108	$1,800,000	01/10/2024
2	34 Brendan Av DONCASTER 3108	$1,600,000	17/08/2024
3	28 Ballamore Cr DONCASTER 3108	$1,860,888	25/05/2024

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: 20/11/2024 16:44

85 The Boulevard, Doncaster Vic 3108

Brenton Linmeiers
9840 1111
0412 791 546
brenton.linmeiers@marshallwhite.com.au



- -

Property Type:
Agent Comments

Indicative Selling Price
$1,650,000 - $1,800,000
Median House Price
September quarter 2024: $1,447,500

Comparable Properties



31 Henry St DONCASTER 3108 (REI)

5 2 2

Price: $1,800,000
Method: Private Sale
Date: 01/10/2024
Property Type: House (Res)
Land Size: 653 sqm approx

Agent Comments



34 Brendan Av DONCASTER 3108 (REI)

5 3 2

Price: $1,600,000
Method: Auction Sale
Date: 17/08/2024
Property Type: House (Res)
Land Size: 804 sqm approx

Agent Comments



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

Account - Marshall White | P: 03 9822 9999

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