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	19 Windella Quadrant, Doncaster Vic 3108

Indicative selling price

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

Single price $1,150,000

Median sale price

Median price $1,469,000 Property Type House Suburb Doncaster

Period - From 01/01/2024 to 31/12/2024 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	51 Winston Dr DONCASTER 3108	$1,250,000	29/11/2024
2	756 Elgar Rd DONCASTER 3108	$1,150,000	11/10/2024
3	27 Norfolk Cirt DONCASTER 3108	$1,188,000	07/09/2024

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: 01/03/2025 15:17

19 Windella Quadrant, Doncaster Vic 3108



3 2 2

Property Type: House
Land Size: 646 sqm approx

Agent Comments

Indicative Selling Price
$1,150,000
Median House Price
Year ending December 2024: $1,469,000

Comparable Properties



51 Winston Dr DONCASTER 3108 (REI/VG)

4 2 2

Price: $1,250,000
Method: Private Sale
Date: 29/11/2024
Property Type: House
Land Size: 655 sqm approx

Agent Comments



756 Elgar Rd DONCASTER 3108 (REI/VG)

3 1 2

Price: $1,150,000
Method: Private Sale
Date: 11/10/2024
Property Type: House
Land Size: 655 sqm approx

Agent Comments



27 Norfolk Cirt DONCASTER 3108 (REI/VG)

3 2 1

Price: $1,188,000
Method: Auction Sale
Date: 07/09/2024
Property Type: House (Res)
Land Size: 651 sqm approx

Agent Comments

Account - Marshall White | P: 03 9822 9999

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