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	5 Dunoon Street, Doncaster Vic 3108

Indicative selling price

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

Range between $1,200,000 & $1,320,000

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	51 Winston Dr DONCASTER 3108	$1,250,000	29/11/2024
2	12 Murphy Rd DONCASTER EAST 3109	$1,323,500	05/10/2024
3	57 Gedye St DONCASTER EAST 3109	$1,311,000	14/09/2024

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: 13/12/2024 12:56

5 Dunoon Street, Doncaster Vic 3108



Property Type:
Agent Comments

Indicative Selling Price
$1,200,000 - $1,320,000
Median House Price
September quarter 2024: $1,447,500

Comparable Properties



51 Winston Dr DONCASTER 3108 (REI)

4 2 2

Agent Comments

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



12 Murphy Rd DONCASTER EAST 3109 (REI/VG)

4 3 2

Agent Comments

Price: $1,323,500
Method: Auction Sale
Date: 05/10/2024
Property Type: House (Res)
Land Size: 662 sqm approx



57 Gedye St DONCASTER EAST 3109 (REI)

4 2 2

Agent Comments

Price: $1,311,000
Method: Auction Sale
Date: 14/09/2024
Property Type: House (Res)
Land Size: 636 sqm approx

Account - Marshall White | P: 03 9822 9999

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