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	7 Old Orchard Way, Doncaster Vic 3108

Indicative selling price

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

Range between $1,150,000 & $1,250,000

Median sale price

Median price $1,410,000 Property Type House Suburb Doncaster

Period - From 01/10/2024 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	79 George St DONCASTER EAST 3109	$1,290,000	31/12/2024
2	10 Ironbark Dr TEMPLESTOWE LOWER 3107	$1,280,000	21/12/2024
3	70 Board St DONCASTER 3108	$1,260,000	10/12/2024

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: 17/02/2025 16:14

7 Old Orchard Way, Doncaster Vic 3108

Sean Lin
8849 8088
0452 050 331
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4 1 2

Property Type: House (Previously Occupied - Detached)
Land Size: 652 sqm approx

Agent Comments

Indicative Selling Price
$1,150,000 - $1,250,000
Median House Price
December quarter 2024: $1,410,000

Comparable Properties



79 George St DONCASTER EAST 3109 (REI)

3 1 2

Price: $1,290,000
Method: Private Sale
Date: 31/12/2024
Property Type: House

Agent Comments



10 Ironbark Dr TEMPLESTOWE LOWER 3107 (REI)

4 2 2

Price: $1,280,000
Method: Private Sale
Date: 21/12/2024
Property Type: House
Land Size: 651 sqm approx

Agent Comments



70 Board St DONCASTER 3108 (REI)

3 2 1

Price: $1,260,000
Method: Sold After Auction
Date: 10/12/2024
Property Type: House
Land Size: 661 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 88498088

REIV THE DIFFERENCE

propertydata .com.au

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