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	1/2-4 Bowen Road, Doncaster East Vic 3109

Indicative selling price

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

Range between $785,000 & $860,000

Median sale price

Median price $933,000 Property Type Unit Suburb Doncaster East

Period - From 01/04/2024 to 31/03/2025 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	2/10 Richard St DONCASTER EAST 3109	$840,000	15/02/2025
2	1/5 Blanche Ct DONCASTER EAST 3109	$845,000	01/02/2025
3	2/1 Harry St DONCASTER EAST 3109	$970,000	11/12/2024

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: 14/04/2025 10:33

1/2-4 Bowen Road, Doncaster East Vic 3109



3 1 2

Property Type: House

Agent Comments

Indicative Selling Price
$785,000 - $860,000
Median Unit Price
Year ending March 2025: $933,000

Comparable Properties



2/10 Richard St DONCASTER EAST 3109 (REI)

3 1 2

Price: $840,000
Method: Auction Sale
Date: 15/02/2025
Property Type: Unit
Land Size: 305 sqm approx

Agent Comments



1/5 Blanche Ct DONCASTER EAST 3109 (REI)

3 1 1

Price: $845,000
Method: Auction Sale
Date: 01/02/2025
Property Type: Unit
Land Size: 312 sqm approx

Agent Comments



2/1 Harry St DONCASTER EAST 3109 (REI/VG)

3 1 2

Price: $970,000
Method: Private Sale
Date: 11/12/2024
Property Type: Unit

Agent Comments

Account - Marshall White | P: 03 9822 9999

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